



County of Fairfax, Virginia

November 21, 2012

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SE 2012-HM-009

HUNTER MILL DISTRICT

| | |
|---------------------|--|
| APPLICANT: | Insite Real Estate Investment Properties, LLC |
| ZONING: | R-1 & C-5 |
| PARCEL: | 25-1 ((1)) 18F |
| ACREAGE: | R-1 (34,589 square feet) C-5 (<u>31,678 square feet</u>) Total: 66,267 square feet or 1.50 acres |
| FAR: | 0.19 |
| OPEN SPACE: | 45% |
| PLAN MAP: | Residential; 1-2 du/ac |
| SE CATEGORY: | Category 3: Nursery School and Child Care Center |
| PROPOSAL: | Development of nursery school and child care center with a maximum of 206 students. |

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2012-HM-009, subject to the draft development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the minimum lot area and minimum lot width requirements for the R-1 and C-5 Districts.

Staff recommends approval of a waiver of the tree preservation target requirement.

St. Clair Williams

Staff recommends approval of a modification of the eight-foot wide trail requirement along Centreville Road to allow the existing five-foot wide concrete sidewalk to remain.

Staff recommends approval of a modification of the interior parking lot landscaping requirement to that shown on the SE Plat and as conditioned

Staff recommends approval of a waiver of the construction of the on-road bike lane and road improvements, due to constraints on the property.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

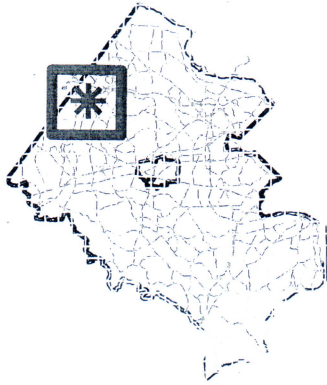
O:\SWILLI\SE\SE 2012-HM-009, InSite Daycare\Staff Report\Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2012-HM-009



Applicant:

INSITE REAL ESTATE INVESTMENT
PROPERTIES, L.L.C.

Accepted:

05/10/2012

Proposed:

CHILD CARE CENTER AND NURSERY SCHOOL

Area:

1.52 AC OF LAND; DISTRICT - HUNTER MILL
ZIP - 20171

Zoning Dist Sect: 04-0504, 04-0504, 03-0104, 03-0104

Art 9 Group and Use: 3-10

Located:

NORTHWEST QUADRANT OF THE
INTERSECTION OF CENTREVILLE ROAD
AND WEST OX ROAD

Zoning:

C- 5, R- 1

Plan Area:

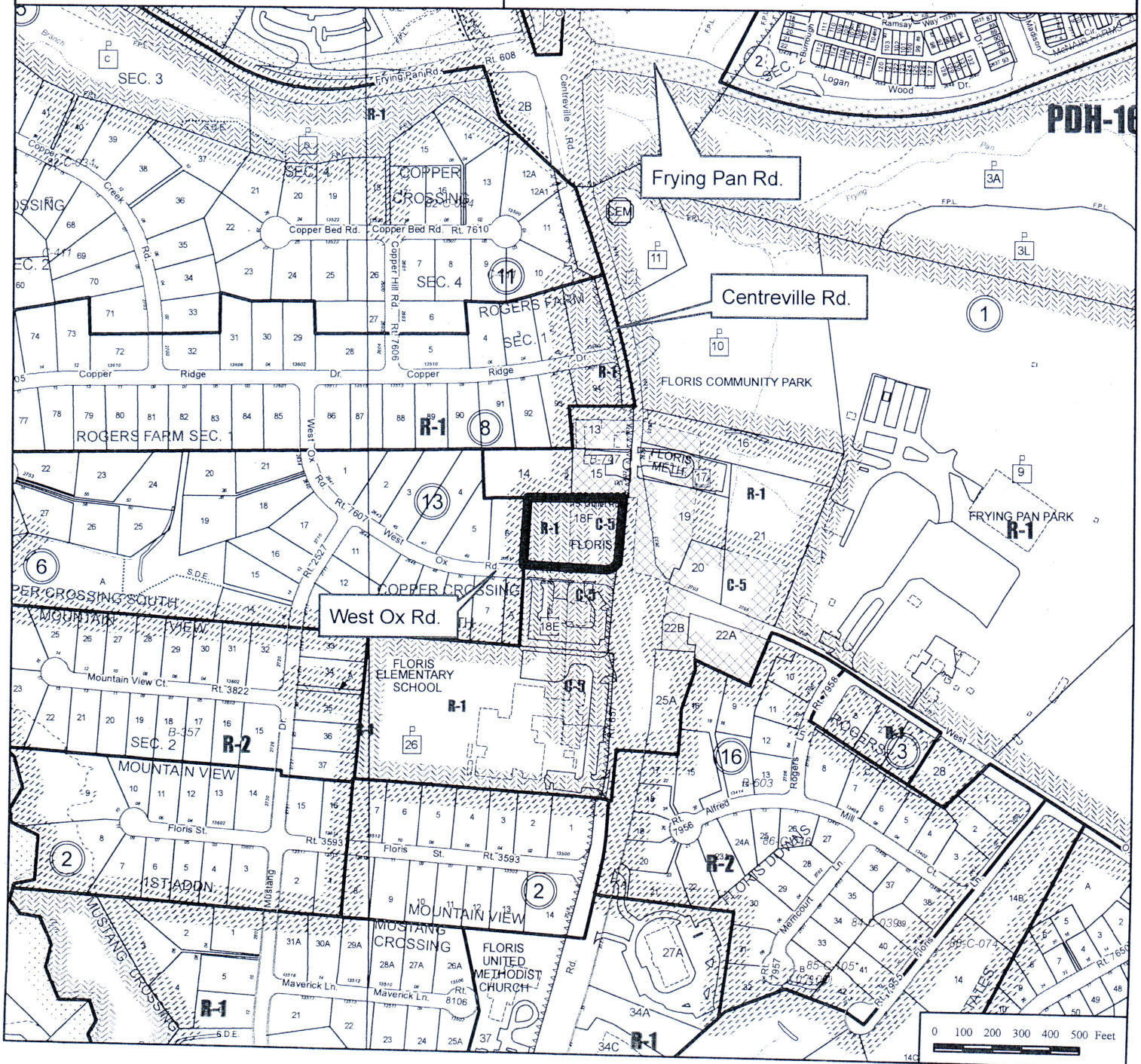
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Overlay Dist:

SC

Map Ref Num:

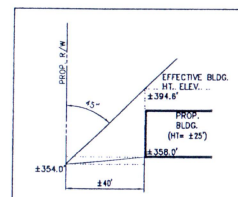
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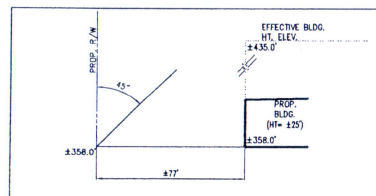
HUNTER MILL DISTRICT, FAIRFAX COUNTY
SPECIAL EXCEPTION PLAT

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FARFAX COUNTY TAX ASSESSMENT MAP 025-1-01-0018-F AND IS ZONED R-1.
2. THIS PROPERTY, BEING CONVEYED BY PARCEL 3, IS CLON PROPERTY, AS RECORDED IN DEED BOOK 4608 AT PAGE 738. IS NOW IN THE NAME OF CENTRE OX, LLC, AS RECORDED IN DEED BOOK 22008 AT PAGE 17.
3. TOTAL AREA OF THE PROPERTY IS 66,827 SQUARE FEET OR 1.52 ACRES. 1-1 ZONED SITE AREA IS 8,354.99 SF OR 0.179 ACRES AND C-5 ZONED SITE AREA IS 1,316.075 SF OR 0.03 ACRES.
4. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN ON RECORDED SURVEY, ARE TAKEN FROM A COVENANT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NUMBER NCS-525043-CH2, DATED JANUARY 5, 2012.
5. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, VIRGINIA, WATER NUMBER 550900C01, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE SUBJECT PROPERTY AS BEING IN A FLOOD HAZARD AREA. IT HAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
6. THE PROPERTY IS SUBJECT TO THE FOLLOWING, WHICH CANNOT BE PLOTTED:
 - A. EASEMENTS, PROVISIONS AND CONDITIONS OF THE NOTES SHOWN ON PLAT RECORDED IN DEED BOOK 4608 AT PAGE 738
 - B. EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, AS RECORDED ON THIS PROPERTY AT PAGE 48.
7. MINIMUM BUILDING RESTRICTION LINES ESTABLISHED BY OWNER'S CONSENT AND DEDICATION ON THE PLAT ATTACHED TO THE DEED OF JUNE 20, 1986, IN DEED BOOK 4608 AT PAGE 738, HOWEVER, SUCH MINIMUM BUILDING RESTRICTION LINES ARE NOT GRAPHICALLY SHOWN ON THIS PLAT.
8. THE STORM SEWER EASEMENT AGREEMENT AS RECORDED IN DEED BOOK 8578 AT PAGE 1852 DOES NOT APPLY TO THE SUBJECT PROPERTY.
9. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FARFAX COUNTY ZONING REGULATIONS, ORDINANCES AND ADAPTED STANDARDS, EXCEPT AS NOTED IN THE WAIVERS/MODIFICATIONS REQUESTED BY THE APPLICANT.
10. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS SHOWING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE HAVING OR NONE EXIST.
11. PUBLIC WATER IS AVAILABLE ALONG THE SITE FRONTAGE AND PUBLIC UTILITY SERVICE IS TO EXTENDED ALONG WEST OX ROAD TO PROVIDE SERVICE TO THE SITE.
12. NO RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS, ARE LOCATED ON THIS PROPERTY.
13. TO THE BEST OF OUR KNOWLEDGE NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES ARE FOUND ON THIS PROPERTY.
14. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN OBTAINING PERMITS. IT IS NOT AN ENGINEERING/CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND CHANGMENTS MAY BE REQUIRED.
15. ALL SIGNAGE WILL CONFORM WITH ARTICLE 12 OF THE ZONING ORDINANCE.
16. THERE IS EVIDENCE OF AN EXISTING SEPTIC TANK ON SITE THAT IS TO BE REMOVED IN ACCORDANCE WITH ALL REGULATIONS TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO ADDITIONAL HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY.
17. THERE ARE NO EXISTING BUILDING STRUCTURES ON SITE.

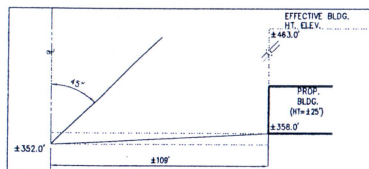
1. WAIVER OF THE MINIMUM LOT AREA AND MINIMUM LOT WIDTH IS REQUESTED FOR THE R-1 AND C-5 ZONING DISTRICTS.
2. WAIVER OF TREE PRESERVATION TARGET REQUIREMENT WILL BE REQUIRED AT THE TIME OF SITE PLAN REVIEW.
3. MODIFICATION TO THE 8' TRAIL REQUIREMENT ALONG CENTREVILLE ROAD TO ALLOW EXISTING 5' CONCRETE SIDEWALK TO REMAIN.
4. MODIFICATION IS REQUESTED TO THE INTERIOR PARKING LOT LANDSCAPE REQUIREMENT TO THAT WHICH IS SHOWN ON THIS SPECIFICATION PLAN.
5. MODIFICATION TO THE TRANSITIONAL SCREENING WAIVER AND WAIVER OF THE BARRIER REQUIREMENT IS REQUESTED TO THAT WHICH IS SHOWN ON THIS SPECIAL EXCEPTION PLAN.
6. WAIVER OF ON-ROAD BIKE LANE AND ROAD IMPROVEMENTS, DUE TO



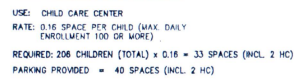
FRONT YARD (CENTREVILLE RD) - ANGLE OF BULK PLANE ZONE C-5
SCALE: 1"=30'



FRONT YARD (WEST OX RD)- ANGLE OF BULK PLANE ZONE C-5
SCALE: 1"=30'

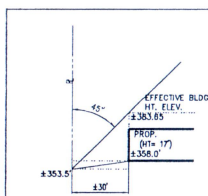


SIDE YARD - ANGLE OF BULK PLANE ZONE R-1
SCALE: 1"=30'

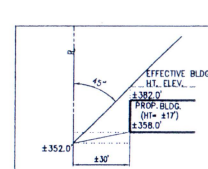


| FAR R-1 ZONE | AREA |
|---|-------------------------------|
| PROP. CHLD CARE CENTER | <u>±5,047 GFA</u> |
| AREA ZONED R-1 | ±5,047 GFA/34,580 SF = ±0.15 |
| DENSITY CREDIT* | <u>3,914 SF</u> |
| R-1 W/ DENSITY CREDIT | ±5,047 GFA/38,503 SF = ±0.13 |
| C-5 ZONE | |
| PROP. CHLD CARE CENTER | <u>±11,153 GFA</u> |
| AREA ZONED C-5 | ±11,153 GFA/31,878 SF = ±0.35 |
| DENSITY CREDIT* | <u>18,835 SF</u> |
| C-5 W/ DENSITY CREDIT | ±11,153 GFA/48,612 SF = ±0.23 |
| TOTAL SITE | |
| PROP. CHLD CARE R-1 | <u>±2,246 GFA</u> |
| PROP. CHLD CARE C-5 | <u>±11,153 GFA</u> |
| TOTAL SITE AREA/A.R. | ±16,200 GFA/68,267 SF = ±0.24 |
| TOTAL SITE AREA/A.R. | <u>±20,848 SF</u> |
| TOTAL SITE AREA/A.R. W/ DENSITY CREDIT* | ±18,200 GFA/72,115 SF = ±0.19 |

*DENSITY CREDIT FOR PARCEL F DEDICATION WAS APPROVED ON SUBDIVISION PLAN APPROVED BY FAIRFAX COUNTY AS RECORDED ON DEED BOOK 8408 PAGE NUMBER 0758.



REAR YARD - ANGLE OF BULK PLANE ZONE C-5
SCALE: 1" = 30'

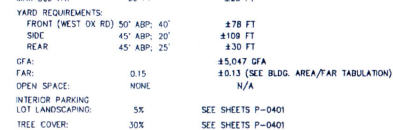


REAR YARD ABP ZONE R-1
SCALE: 1" = 30'

EXISTING ZONE: R-1, RESIDENTIAL DISTRICT AND C-5, NEIGHBORHOOD RETAIL, COMMERCIAL DISTRICT
PROPOSED USE: CHILD CARE CENTER, MAXIMUM ENROLLMENT = 206 CHILDREN

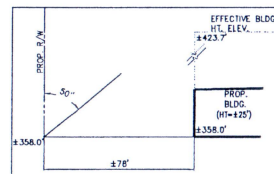
R-1 ZONE

| | <u>REQUIRED R-1</u> | <u>PROVIDED R-1</u> |
|-------------|---------------------|------------------------|
| LOT AREA: | 36,000 SF | ±34,589 SF OR ±0.79 AC |
| LOT WIDTH: | 150 FT | ±150 FT |
| MAX BLD HT: | 60 FT | ±25 FT |



| | REQUIRED C-5 | PROVIDED C-5 |
|------------------------------------|--------------|---------------------------------------|
| LOT AREA: | 40,000 SF | ±31,678 SF OR ±0.73 AC |
| LOT WIDTH: | 200 FT | ±145 FT |
| MAX BLDG HT: | 40 FT | ±25 FT |
| YARD REQUIREMENTS: | | |
| FRONT (CENTRALVE RD.) 45' ABN. 40' | | ±40 FT, ±77' FT |
| SIDE | NONE | N/A |
| REAR | 20' | ±30 FT |
| GFA: | | 11,153 GFA |
| FAR: | 0.30 | ±0.23 (SEE BLDG. AREA/FAR TABULATION) |
| OPEN SPACE: | 20% | ±30% |
| INTERIOR PARKING | | |
| LOT LANDSCAPING: | 5% | SEE SHEETS P-0401 |
| TREE COVER: | 10% | SEE SHEETS P-0401 |

| PROVIDED TOTAL SITE | |
|---|---------------------------------------|
| LOT AREA: | ±86,267 SF OR ±1.52 AC |
| LOT WIDTH: | ±230 FT |
| MAX BLD HT: | ±25 FT |
| YARD REQUIREMENTS: | |
| FRONT (CENTREVILLE RD. AND WEST DV RD.) | ±40', ±77', ±78' |
| SIDE | ±108' |
| REAR | ±30' |
| OFA: | ±16,200 OFA |
| FAR: | ±0.19 (SEE BLDG. AREA/FAR TABULATION) |
| OPEN SPACE: | ±45% |
| INTERIOR PARKING | SEE SHEETS P-0401 |
| LOT LANDSCAPING | SEE SHEETS P-0401 |
| TREE COVER: | SEE SHEETS P-0401 |



FRONT YARD (WEST OX RD) - ABP ZONE R-1
SCALE: 1" = 30'

| | | |
|---|---|--|
| PARCEL F PRIOR TO STREET DEDICATION | = | ± 75,486 SF OR 1.73 AC |
| DEDICATION (PER DB6578 PG1658) | = | ± 701 SF OR 0.016 AC |
| DEDICATION (PER DB19393 PG1015) | = | ± 8,518 SF OR 0.1955 AC |
| | | 75,486 SF |
| PARCEL F SITE AREA AFTER STREET DEDICATION | = | 9,219 SF (DEDICATIONS) = ± 66,267 SF OR 1.52 AC |

| SOIL ID NUMBERS | SERIES NAME | FOUNDATION SUPPORT | SOIL DRAINAGE | SLOPE STABILITY | EROSION POTENTIAL | GEOTECH REPORT REQ'D | PRIOR CLASS |
|-----------------|----------------------------|--------------------|---------------|-----------------|-------------------|----------------------|-------------|
| 22B | CHANTILLY-MANASSAS COMPLEX | MARGINAL-H.B. | POOR-W.S. | N/A | MEDIUM | LIMITED | IVB |
| 84B | PANORAMA HAY | GOOD | FAIR-R | N/A | MEDIUM | N/A | I |

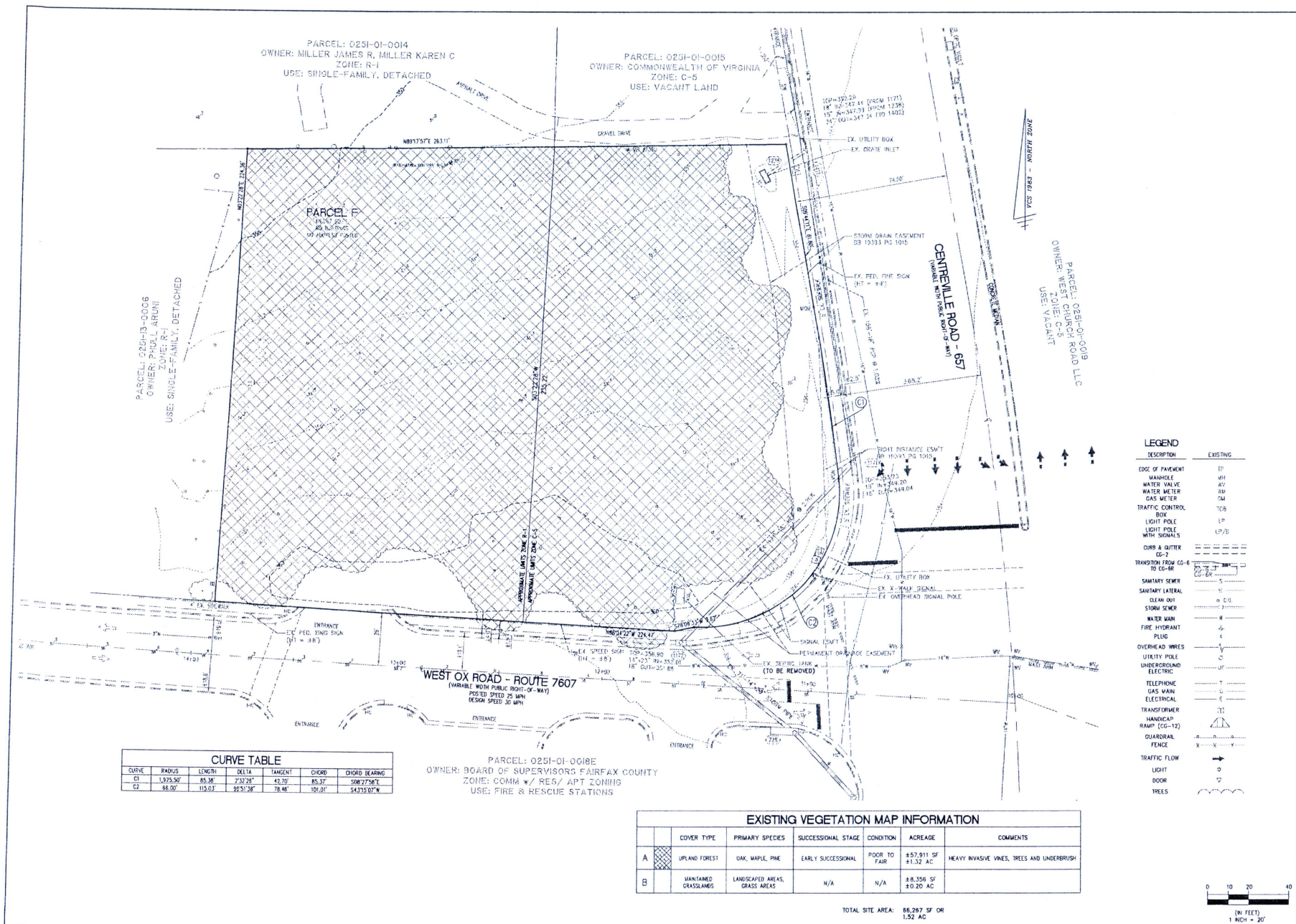
P-0101 COVER SHEET
P-0201 EXISTING CONDITIONS PLAN
P-0202 EXISTING VEGETATION MAP
P-0301 SPECIAL EXCEPTION PLAN
P-0401 CONCEPTUAL LANDSCAPE PLAN
P-0402 LANDSCAPE CALCULATIONS
P-0501 PRELIMINARY STORMWATER MANAGEMENT/BMP
P-0502 OUTFALL ANALYSIS
P-0601 SIGHT DISTANCE PLAN AND PROFILE - WEST OX ROAD

[illegible]

SPECIAL EXCEPTION PLAT
THE GARDNER SCHOOL
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

COVER SHEET

SHEET: P-0101



| CURVE | RADIUS | LENGTH | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|-----------|---------|-----------|---------|---------|---------------|
| C1 | 1,575.50' | 85.36' | 73°22'38" | 42.10' | 85.37' | S66°27'56"E |
| C2 | 66.00' | 115.63' | 95°31'38" | 78.46' | 101.01' | S43°35'03"W |

PARCEL: 0251-01-0018
 OWNER: BOARD OF SUPERVISORS FAIRFAX COUNTY
 ZONE: COMM w/ RES/ APT ZONING
 USE: FIRE & RESCUE STATIONS

| | COVER TYPE | PRIMARY SPECIES | SUCCESIONAL STAGE | CONDITION | ACREAGE | COMMENTS |
|---|-----------------------|-------------------------------|--------------------|--------------|------------------------|--|
| A | UPLAND FOREST | OAK, MAPLE, PINE | EARLY SUCCESSIONAL | POOR TO FAIR | ±57,911 SF ±1.32 AC | HEAVY INVASIVE VINES, TREES AND UNDERBRUSH |
| B | MAINTAINED GRASSLANDS | LANDSCAPED AREAS, GRASS AREAS | N/A | N/A | ±8,356 SF ±0.20 AC | |

TOTAL SITE AREA: 86,267 SF OR 1.92 AC

| DESCRIPTION | EXISTING |
|-------------------------------|----------|
| EDGE OF PAVEMENT | EP |
| MANHOLE | MH |
| WATER VALVE | WV |
| WATER METER | WM |
| GAS METER | GM |
| TRAFFIC CONTROL BOX | TCB |
| LIGHT POLE | LP |
| LIGHT POLE WITH SIGNALS | LP/S |
| CURB & GUTTER | CG |
| TRANSITION FROM CG-2 TO CG-4R | |
| SANITARY SEWER | SS |
| SANITARY LATERAL | SL |
| SEWER OUT | SO |
| STORM SEWER | SSW |
| WATER MAIN | WM |
| FIRE HYDRANT | FD |
| PLUG | P |
| OVERHEAD WIRES | OW |
| UTILITY POLE | UP |
| UNDERGROUND ELECTRIC | UE |
| TELEPHONE | TE |
| GAS MAIN | GM |
| ELECTRICAL | E |
| TRANSFORMER | T |
| HANDICAP RAMP (CG-12) | |
| GUARDRAIL | GR |
| FENCE | F |
| TRAFFIC FLOW | |
| LIGHT | L |
| DOOR | D |
| TREES | T |



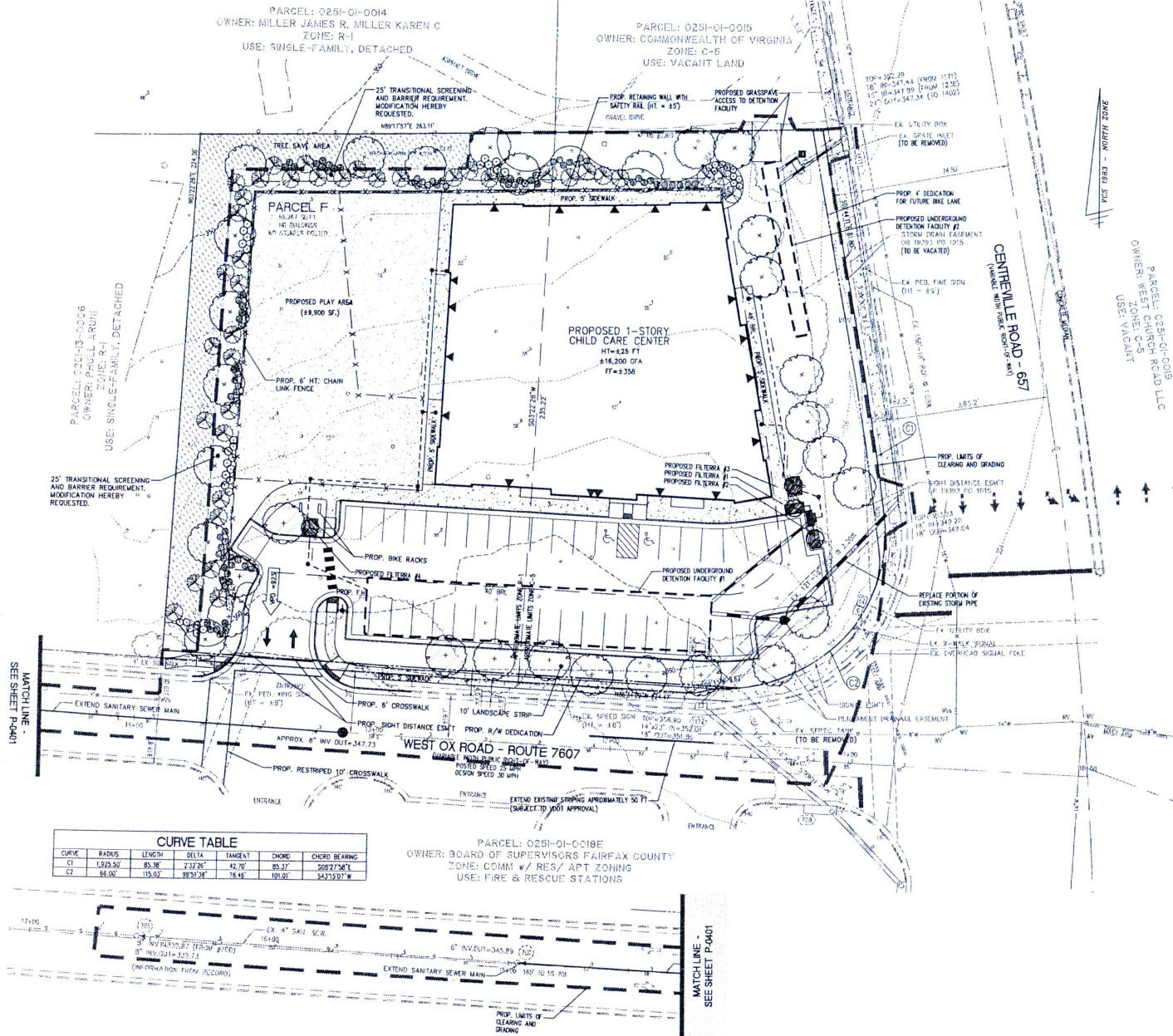
EXISTING VEGETATION MAP

SPECIAL EXCEPTION PLAT
 THE GARDNER SCHOOL
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
 ENGINEER
 No. 10000
 State of Virginia

WALTER L. PHILLIPS
 ENGINEERS - PLANNERS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-8163 Fax (703) 533-1301
 WWW.WLPINC.COM

| NO. | DESCRIPTION | DATE | DESIGNED BY | CHECKED BY | APPROVED BY | DATE |
|-----|-------------|------|-------------|------------|-------------|------|
| | | | | | | |



| PROPOSED | DESCRIPTION | EXISTING |
|----------|--------------------------------|----------|
| EP | EDGE OF PAVEMENT | EP |
| WH | WALKWAY | WH |
| WV | WATER VALVE | WV |
| WM | WATER METER | WM |
| GW | GAS METER | GW |
| TCB | TRAFFIC CONTROL BOX | TCB |
| LP | LIGHT POLE | LP |
| LP/S | LIGHT POLE WITH SIGNALS | LP/S |
| CCP | CURB & GUTTER | CCP |
| CC-2 | CC-2 | CC-2 |
| CC-4 | TRANSITION FROM CC-4 TO CC-6 | CC-4 |
| CC-6 | CC-6 | CC-6 |
| SL | SANITARY SEWER | SL |
| SL | SANITARY LATERAL | SL |
| CLAN | CLAN OUT | CLAN |
| CLAN | CLAN IN | CLAN |
| WWM | WATER MAIN | WWM |
| + | FIRE HYDRANT PLUG | + |
| UE | OVERHEAD WIRES | UE |
| UE | UTILITY POLE | UE |
| UE | UNDERGROUND ELECTRIC | UE |
| T | TELEPHONE | T |
| T | GAS MAIN | T |
| E | ELECTRICAL | E |
| TRANS | TRANSFORMER | TRANS |
| RAMP | RAMP (CC-12) | RAMP |
| GF | GUARDRAIL FENCE | GF |
| TF | TRAFFIC FLOW | TF |
| L | LIGHT | L |
| D | DOOR | D |
| T | TREES | T |
| --- | LIMITS OF CLEARING AND GRADING | --- |

| LEGEND | DESCRIPTION |
|----------|--|
| (Symbol) | PROPOSED DECIDUOUS TREES |
| (Symbol) | R-1: (412 @ 200 SF EACH=2,400 SF) |
| (Symbol) | C-5: (413 @ 200 SF EACH=2,600 SF) |
| (Symbol) | PROPOSED DECIDUOUS TREES (COUNTED TOWARD INTERIOR PARKING LOT LANDSCAPING) |
| (Symbol) | R-1: (414 @ 200 SF EACH=800 SF) |
| (Symbol) | C-5: (412 @ 200 SF EACH=400 SF) |
| (Symbol) | PROPOSED FLOWERING OR UNDERSTORY TREES |
| (Symbol) | R-1: (415 @ 125 SF EACH=225 SF) |
| (Symbol) | C-5: (413 @ 125 SF EACH=375 SF) |
| (Symbol) | PROPOSED MEDIUM EVERGREEN TREES |
| (Symbol) | R-1: (416 @ 100 SF EACH=3,100 SF) |
| (Symbol) | C-5: (417 @ 100 SF EACH=700 SF) |
| (Symbol) | EXISTING TREES TO BE PRESERVED |
| (Symbol) | (EXISTING TREES COUNTED TOWARD TREE COVER = 4,678 SF) |
| (Symbol) | PROPOSED SHRUBS |

CONCEPTUAL LANDSCAPE PLAN

SPECIAL EXCEPTION PLAT

THE GARDNER SCHOOL

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS INCORPORATED

Engineers • Surveyors • Planners
Landscape Architects • Arborists

207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 524-1833 FAX (703) 533-1301
www.WLPHINC.com

ESTABLISHED 1945
SCALE: 1"=30'

DATE: 10/05/12
APPROVED: [Signature]
DATE: 10/05/12
APPROVED: [Signature]

REVISION APPROVED BY: [Signature]
DATE: 10/05/12
APPROVED: [Signature]

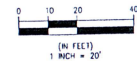
NO. DESCRIPTION DATE BY

| | |
|---|--------------|
| ZONE H-1 | |
| R-1 SITE AREA | 12,550.99 SF |
| PERCENT REQUIRED | x 30 % |
| TREE COVER REQUIRED | 3,765.29 SF |
| TREE COVER PROVIDED (PLANTED) | 18,425.51 SF |
| EXISTING TREE COVERAGE TO REMAIN | |
| AREA COUNTED WITH MULTIPLIER (4.678 X 1.25) | 5,847.51 SF |
| TOTAL TREE COVERAGE PROVIDED | 24,273.02 SF |
| ZONE C-5 | |
| C-5 SITE AREA | 13,878.51 SF |
| PERCENT REQUIRED | x 10 % |
| TREE COVER REQUIRED | 1,387.85 SF |
| TREE COVER PROVIDED (PLANTED) | 4,075.51 SF |
| EXISTING TREE COVERAGE TO REMAIN | |
| AREA COUNTED WITH MULTIPLIER (0 X 1.25) | 0 SF |
| TOTAL TREE COVERAGE PROVIDED | 4,075.51 SF |
| TOTAL SITE | |
| TOTAL SITE AREA | 26,429.50 SF |
| TREE COVER REQUIRED | 5,153.14 SF |
| TREE COVER PROVIDED (PLANTED) | 22,500.00 SF |
| EXISTING TREE COVERAGE TO REMAIN | |
| AREA COUNTED WITH MULTIPLIER (4.678 X 1.25) | 5,847.51 SF |
| TOTAL TREE COVERAGE PROVIDED | 28,347.51 SF |

| | |
|--|------------------|
| TOTAL PARKING AREA | ±12,950 S.F. |
| PERCENT REQUIRED | <u>5%</u> |
| REQUIRED | ±648 S.F. |
| PROP. (4 CATEGORY IV TREES @ 200 SF EA.) | <u>±800 S.F.</u> |
| PROVIDED | ±800 S.F. |

| TABLE 12.9 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT | | |
|--|---|---------------------------|
| A. | PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM E.V.M.) | 57410 SF |
| B. | PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY | 87.4 % |
| C. | PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT FOR SITE: (35345 SF) TOTAL SITE AREA = 66261 SF) | 50% AND 10% (33130 SF) |
| D. | PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: | 87.4% = 11850 SF |
| E. | PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: | 48.0% (33450) |
| F. | HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? | NO |

| Step | | Totals | Reference |
|--|--|-------------------------------|---|
| A. Tree Preservation Target and Statement | | | |
| A1 | Does the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations | SEE TABLE D.9 ON SHEET P-0403 | see § 12-050R.2 for list of required elements and worksheet |
| B. Tree Canopy Requirement | | | |
| B1 | Identify gross site area = | 66,267 | § 12-0511.1A |
| B2 | Subtract areas dedicated to parks, road frontage, and Subtract area of exemptions = | | § 12-0511.1B § 12-0511.1C(1) through § 12-0511.1C(6) |
| B4 | Adjusted gross site area (B1 - B2) = | 66,267 | |
| B5 | Identify site's zoning and/or use | R-1 & C-5 | |
| B6 | Percentage of 10-year tree canopy required = | 30% + 10% | § 12-510.1 and Table 12.4 |
| B7 | Area of 10-year tree canopy required (B4 x B) = | 15,549 | |
| B8 | Modification of 10-year Tree Canopy Requirements requested? | NO | Yes or No |
| B9 | If B8 is yes, then list plan sheet where modification request is located | N/A | Sheet number |
| C. Tree Preservation | | | |
| C1 | Tree Preservation Target Area = | 4,678 | SEE TABLE D.9, SHEET P-0402 |
| C2 | Total canopy area meeting standards of § 12-0400 = | 4,678 | |
| C3 | C3 x 1.25 = | 5,847 | § 12-0510.1B |
| C4 | Total canopy area provided by unique or valuable forest or windfall communities = | 0 | |
| C5 | C4 x 1.5 = | 0 | § 12-0510.3B(1) |
| C6 | Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees = | 0 | § 12-0510.3B(2) |
| C7 | C5 + C6 x 1.25 = | 0 | |
| C8 | Canopy area of trees within Resource Protection Areas and 100-year floodplains = | 15,549 | |
| C9 | C8 x 1.0 = | 0 | § 12-0510.3C(1) |
| C10 | Total of C3, C5, C7 and C9 = | 5,847 | If area of C10 is less than D7 then REMAINING requirement must be met through tree planting - go to D |
| D. Tree Planting | | | |
| D1 | Area of canopy to be met through tree planting (B7-C10) = | 10,900 | |
| D2 | Area of canopy planted for air quality benefits = | | |
| D3 | x 1.5 = | N/A | § 12-0510.4B(1) |
| D4 | Area of canopy planted for energy conservation = | | |
| D5 | x 1.5 = | N/A | § 12-0510.4B(2) |
| D6 | Area of canopy planted for water quality benefits = | | |
| D7 | x 1.25 = | N/A | § 12-0510.4B(3) |
| D8 | Area of canopy planted for wildlife benefits = | | |
| D9 | x 1.5 = | N/A | § 12-0510.4B(4) |
| D10 | Area of canopy provide by native trees = | | |
| D11 | x 1.5 = | | § 12-0510.4B(5) |
| D12 | Area of canopy provided by improved cultivars and varieties = | 1.25 | |
| D13 | x 1.25 = | N/A | § 12-0510.4B(6) |
| D14 | Area of canopy provided through tree seedlings = | x1.0 | § 12-0510.4B(1) |
| D15 | Area of canopy provided through native shrubs or woody seed mix = | x1.0 | N/A |
| D16 | Percentage of D14 represented by D15= | | § 12-0510.4B(1) Must not exceed 33% of D14 |
| D17 | Total of canopy area provided through tree planting = | 10,900 | |
| D18 | Is an offsite planting relief requested? | NO | Yes or No |
| D19 | Tree Bank or Tree Fund? | NO | § 12-0512 |
| D20 | Canopy area requested to be provided through off-site banking or tree fund = | N/A | |
| D21 | Amount to be deposited into the Tree Preservation and Planting Fund = | N/A | |
| E. Total of 10-year Tree Canopy Provided | | | |
| E1 | Total of canopy area provided through tree preservation (C10) = | 5,847 | |
| E2 | Total of canopy area provided through tree planting (D17) = | 10,900 | |
| E3 | Total of canopy area provided through offsite mechanism (D19) = | 0 | |
| E4 | Total of 10-year Tree Canopy Provided = (E1+E2+E3) = | 16,547 | Total of E1 through E3. Area should meet or exceed area required by D |



LANDSCAPE CALCULATIONS
SPECIAL EXCEPTION PLAT
THE GARDNER SCHOOL
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
 SCALE 1/4" = 1'-0"
 DATE: 02/27/02 BY: TMM/STW/MTW/TPW/STW
 DRAWN BY: JCD
 CHECKED: JCD
 207 PARK AVENUE
 LANDSCAPE ARCHITECTS • ARBORETS
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 532-1301
 WWW.WLPHILLIPS.COM

[illegible]

SHEET: P-0402

PRELIMINARY OVERALL SITE DRAINAGE SUMMARY

I. PRE-DEVELOPMENT:

- A. TOTAL AREA = 1.52 AC.
CONTRIBUTING AREAS:
1.52 AC
- B. WEIGHTED "C":
"C" - 2 YEAR = 0.20
"C" - 10 YEAR = 0.30
(BASED ON PFW TABLE 6.5)
- C. TIME OF CONCENTRATION = 5 MIN.
- D. RUNOFF: Q2 = (0.20) (5.45) (1.52) = 1.65 CFS
Q10 = (0.30) (7.27) (1.52) = 3.32 CFS

II. POST-DEVELOPMENT:

- A. CONTRIBUTING AREAS:
0.75 AC @ 0.30 (GREEN AREA)
0.76 AC @ 0.90 (ROOFS, PAVED AREAS)
0.02 AC @ 0.30 (DEDICATED ROW)
0.01 AC @ 0.90 (DEDICATED ROW)
1.52 AC
- B. WEIGHTED "C":
 $\frac{(0.75)(0.30) + (0.77)(0.90)}{1.52} = 0.60$
- C. TIME OF CONCENTRATION = 5 MINUTES
- D. RUNOFF: Q2 = (0.60) (5.45) (1.52) = 4.97 CFS
Q10 = (0.60) (7.27) (1.52) = 6.63 CFS
- III. INCREASE: (PRIOR TO DETENTION)
Q2 = 4.97 - 1.66 = 3.31 CFS
Q10 = 6.63 - 3.32 = 3.31 CFS

SWM NARRATIVE

THE PROPOSED STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY TWO ONSITE UNDERGROUND DETENTION FACILITIES. THE FACILITIES PROVIDED DETENTION TO REDUCE THE PEAK FLOW FOR THE 2 YEAR AND 10 YEAR STORMS FROM THE PROPERTY TO RATES BELOW THE PRE-DEVELOPMENT RATES.

NOTE

THIS SUMMARY IS PRELIMINARY AND SUBJECT TO CHANGE (INCLUDING NUMBER, SIZES AND LOCATIONS OF SWM FACILITIES AT TIME OF SITE PLAN.

PRELIMINARY BMP FACILITY DESIGN CALCULATIONS

PART 1. LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

| SUBAREA DESIGNATION AND DESCRIPTION | "C" (2) | ACRES (3) |
|--|---------|-----------|
| A1 ONSITE DRAINAGE AREA TO FILTERRA #1 | 0.88 | 0.18 |
| A2 ONSITE DRAINAGE AREA TO FILTERRA #2 | 0.88 | 0.18 |
| A3 ONSITE DRAINAGE AREA TO FILTERRA #3 | 0.90 | 0.21 |
| A4 ONSITE DRAINAGE AREA TO FILTERRA #4 | 0.90 | 0.19 |
| A5 ONSITE UNCONTROLLED | 0.32 | 0.76 |
| TOTAL SITE AREA | | 1.52 AC |

PART 2. COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

- (A) AREA OF THE SITE (a) 1.52 ACRES
- (B) WEIGHTED AVERAGE "C" FACTOR = 0.60

PART 3. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

| SUBAREA DESIGNATION | BMP TYPE | REMOVAL EFF. (%) (3) | AREA (4) | "C" FACTOR RATIO (5) | PRODUCT RATIO (6) |
|--|----------|----------------------|-----------|----------------------|-------------------|
| (1) | (2) | (3) | (4) | (5) | (6) |
| A1 ONSITE DRAINAGE AREA TO FILTERRA #1 | | 55 | 0.18/1.52 | 0.88/0.60 | 9.55% |
| A2 ONSITE DRAINAGE AREA TO FILTERRA #2 | | 55 | 0.18/1.52 | 0.88/0.60 | 9.55% |
| A3 ONSITE DRAINAGE AREA TO FILTERRA #3 | | 55 | 0.21/1.52 | 0.90/0.60 | 11.40% |
| A4 ONSITE DRAINAGE AREA TO FILTERRA #4 | | 55 | 0.19/1.52 | 0.90/0.60 | 10.31% |
| (a) TOTAL = | | | | | 40.81% |

PART 4. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

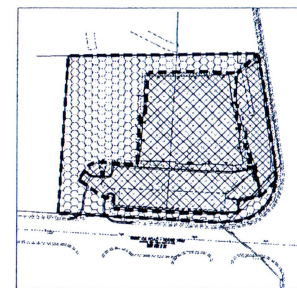
- (A) SELECT REQUIREMENT (a)
- * WATER SUPPLY OVERLAY DISTRICT (COCCOON WATERSHED) = 50 %
 - * CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) = 40 %
 - * CHESAPEAKE BAY PRESERVATION AREA (DEVELOPMENT) = 40 %
 - [1-0.9 x ((PFW/7)POST)] x 100 =
- (B) IF LINE 3(a) 40.81% LINE 4(a) 40 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

BMP NARRATIVE

THE PROPOSED CONSTRUCTION IS CONSIDERED AS NEW DEVELOPMENT. THE C-FACTOR INCREASE FROM 0.20 FOR 2 YEAR AND 0.30 FOR 10 YEAR PRE-DEVELOPMENT TO 0.60 POST-DEVELOPMENT. THEREFORE, THE PHOSPHORUS REMOVAL IS PROPOSED TO BE MET THROUGH THE USE FOUR FILTERRAS HAVE A PHOSPHORUS REMOVAL EFFICIENCY OF 55% AND 0.76 ACRES OF THE SITE WILL NEED TO BE TREATED. TOTAL PROVIDED PHOSPHORUS REMOVAL FROM ALL THESE MEASURES IS 40.81% AND EXCEEDS THE 40% REQUIREMENT.

NOTE

THIS SUMMARY IS PRELIMINARY AND SUBJECT TO CHANGE (INCLUDING NUMBER, TYPES AND LOCATIONS OF BMP FACILITIES AT TIME OF SITE PLAN.



SWM MAP
SCALE: 1"=80'

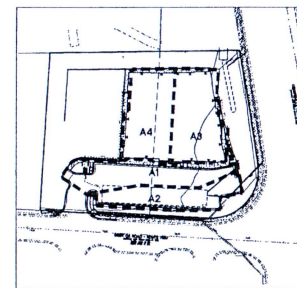
STORMWATER MANAGEMENT CHECKLIST

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraph:
Special Permit (S-011.2.1 & 2.3) Special Exception (S-011.2.1 & 2.3)
Cluster Subdivision (S-015.1.1 & 1.2) Commercial Reutilization District (S-022.2A (12) & (14))
Development Plans (PDC District (18-302.3 & 4)) PDC Plan (18-302.1 & 10)
PDF P Districts (except PRC) (18-302.1 & 10) Amendments (18-302.10F & 10J)

1. Plot is at a minimum scale of 1"=40' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graph depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, life outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet P-0301.
3. Provide:
- | Facility Name/Type & No. | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sq) | Storage Volume (cu) | If pond, dam height (ft) |
|--------------------------|-----------------------------|------------------------------|-----------------------|---------------------|---------------------|--------------------------|
| UNDERGROUND DETENTION #1 | 0.74 | 0 | 0.74 | 3,840 | 9,100 | |
| UNDERGROUND DETENTION #2 | 0.18 | 0 | 0.18 | 875 | 1,120 | |
| TOTAL | 0.90 | 0 | 0.90 | 4,815 | 10,220 | |
4. Create drainage channels, outfalls and pipe systems as shown on Sheet P-0301.
Pond inlet and outlet pipe systems are shown on Sheet N/A.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet P-0301.
Type of maintenance access road surface noted on the plan is GRASSPAVE (sewer, gravel, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
7. A stormwater management narrative which contains a description of how detention and best management practice requirements will be met is provided on Sheet P-0301.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet P-0302.
9. A description of how the outlet requirements, including outfalling drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet P-0302.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet P-0301.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because



BMP MAP
SCALE: 1"=80'

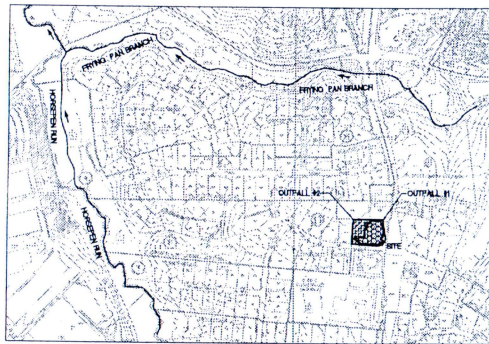
PRELIMINARY STORMWATER MANAGEMENT / BEST MANAGEMENT PRACTICES

SPECIAL EXCEPTION PLAN THE GARDNER SCHOOL HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

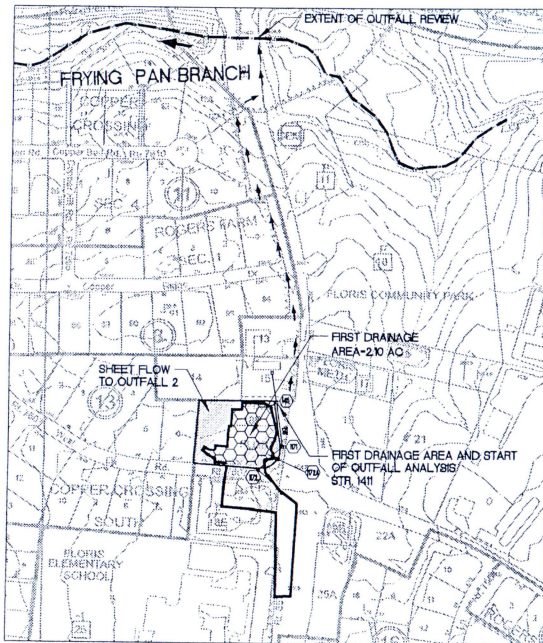
WALTER L. PHILLIPS
INCORPORATED
1616 W. 10TH ST.
FALLS CHURCH, VIRGINIA 22046
(703) 532-0183 Fax (703) 533-1301
www.WLPHINC.com

Engineers - Surveyors - Planners
Landscape Architects - Architects
Civil Engineers - Environmental Engineers
DATE: 10/05/12
SCALE: AS SHOWN
SHEET: 1 OF 1

| NO. | DESCRIPTION | DATE | APPROVED BY | DATE | REVISION |
|-----|-------------|------|-------------|------|----------|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
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| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |



OUTFALL DRAINAGE AREA MAP
SCALE: 1"=500'



OUTFALL #1 DRAINAGE AREA MAP
SCALE: 1"=200'

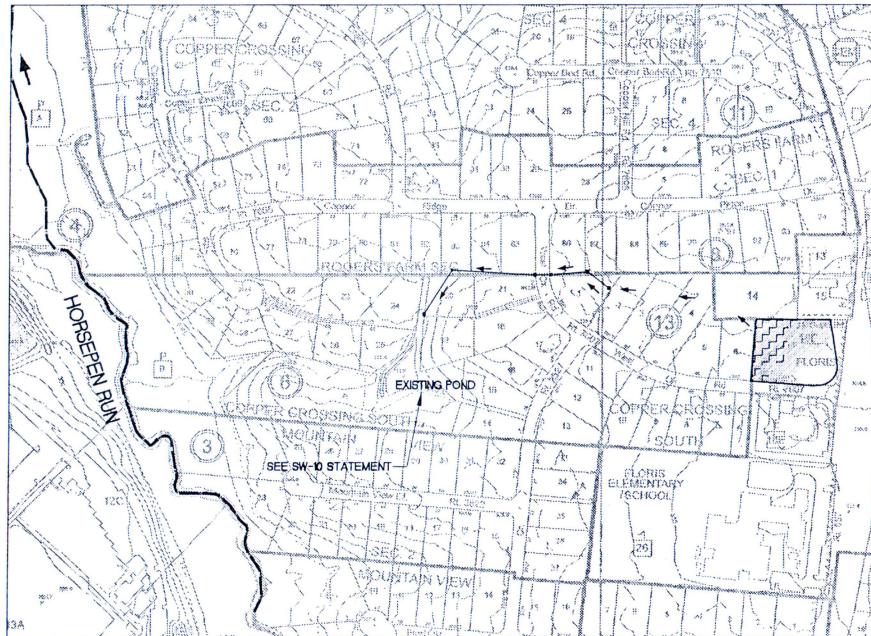
OUTFALL NARRATIVE

THIS SITE IS LOCATED IN THE HORSEPEN CREEK WATERSHED. ALL SITE RUNOFF DRAINS TO EITHER HORSEPEN RUN OR FRYING PAN BRANCH. THE LATTER ULTIMATELY DRAINS TO HORSEPEN RUN. THE EXISTING DRAINAGE DIVIDES AND OFFSITE STORM SEWER VERIFIED BY RECORD AS-BUILT INFORMATION AS WELL AS INFORMATION GATHERED IN THE FIELD.

OUTFALL #1

RUNOFF DRAINS FROM THE SITE TO THE NORTH VIA AN EXISTING STORM SEWER SYSTEM. THE OUTFALL ANALYSIS BEGINS AT STRUCTURE 1411 AND THE "FIRST DRAINAGE AREA" IS 2.10 AC. THE DOWNSTREAM EXTENT OF REVIEW FOR THIS SITE IS TO THE POINT WHERE THE OUTFALL DRAINAGE AREA IS AT LEAST 100 TIMES THE CONTRIBUTING SITE AREA, WHICH OCCURS AT THE CONJUNCTION WITH FRYING PAN BRANCH. MOST OF THE PROJECTS PROPOSED IMPERVIOUS AREA WILL DRAIN TO PROPOSED UNDERGROUND DETENTION FACILITIES WHICH WILL REDUCE RUNOFF RATES TO LESS THAN PREDEVELOPMENT LEVELS. THESE FACILITIES WILL OUTFALL TO OUTFALL 1. DUE TO THIS DECREASE IN RUNOFF, IT IS ANTICIPATED THAT THE EXISTING STORM SEWER SYSTEM WILL HAVE ADEQUATE CAPACITY FOR THE 10 YEAR STORM. AS-BUILT DATA IS NOT AVAILABLE FROM COUNTY RECORDS TO VERIFY PIPE CAPACITY. THE EXISTING SYSTEM WILL BE SURVEYED AND CAPACITY ANALYZED TO THE EXTENT OF REVIEW FOR THE PROJECTS SITE PLAN. IF ANY PIPE SECTIONS ARE FOUND TO BE INADEQUATE EITHER THEY WILL BE MADE ADEQUATE OR SUFFICIENT ONSITE DETENTION WILL BE PROVIDED IN ACCORDANCE WITH THE PWS DETENTION METHOD FOR AN INADEQUATE OUTFALL.

ALL REMAINING RUNOFF FROM THE SITE WILL LEAVE THE SITE AS SHEET FLOW AND FLOWS TO THE NORTHWEST AND THEN WEST UNTIL IT IS COLLECTED IN AN EXISTING STORM SEWER SYSTEM. THIS STORM SYSTEM OUTFALLS INTO A POND THEN OUTFALLS INTO A CHANNEL WHICH FLOWS TO HORSEPEN RUN WEST OF THE SITE. THE AMOUNT OF SHEET FLOW RUNOFF WILL BE REDUCED BELOW EXISTING LEVELS WITH THIS DEVELOPMENT AND HAVE NO ADVERSE IMPACT ON DOWNSTREAM PROPERTIES. THEREFORE, IN ACCORDANCE WITH PFM SECTION 6-0202.6 THE DEVELOPER MAY CONTINUE TO DISCHARGE STORMWATER WHICH HAS NOT BEEN CONCENTRATED.



OUTFALL #2 DRAINAGE AREA MAP
SCALE: 1"=200'

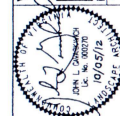
SW-10 STATEMENT

THE EXISTING POND ALONG OUTFALL 2 IS WITHIN THE POTENTIAL INFLUENCE AREA (A DRAINAGE AREA OF 100 TIMES THE SITE AREA). THEREFORE IT WILL BE SUBJECT TO THE BATHYMETRIC SURVEY REQUIREMENT, ISSUES UNDER L10-03-05.

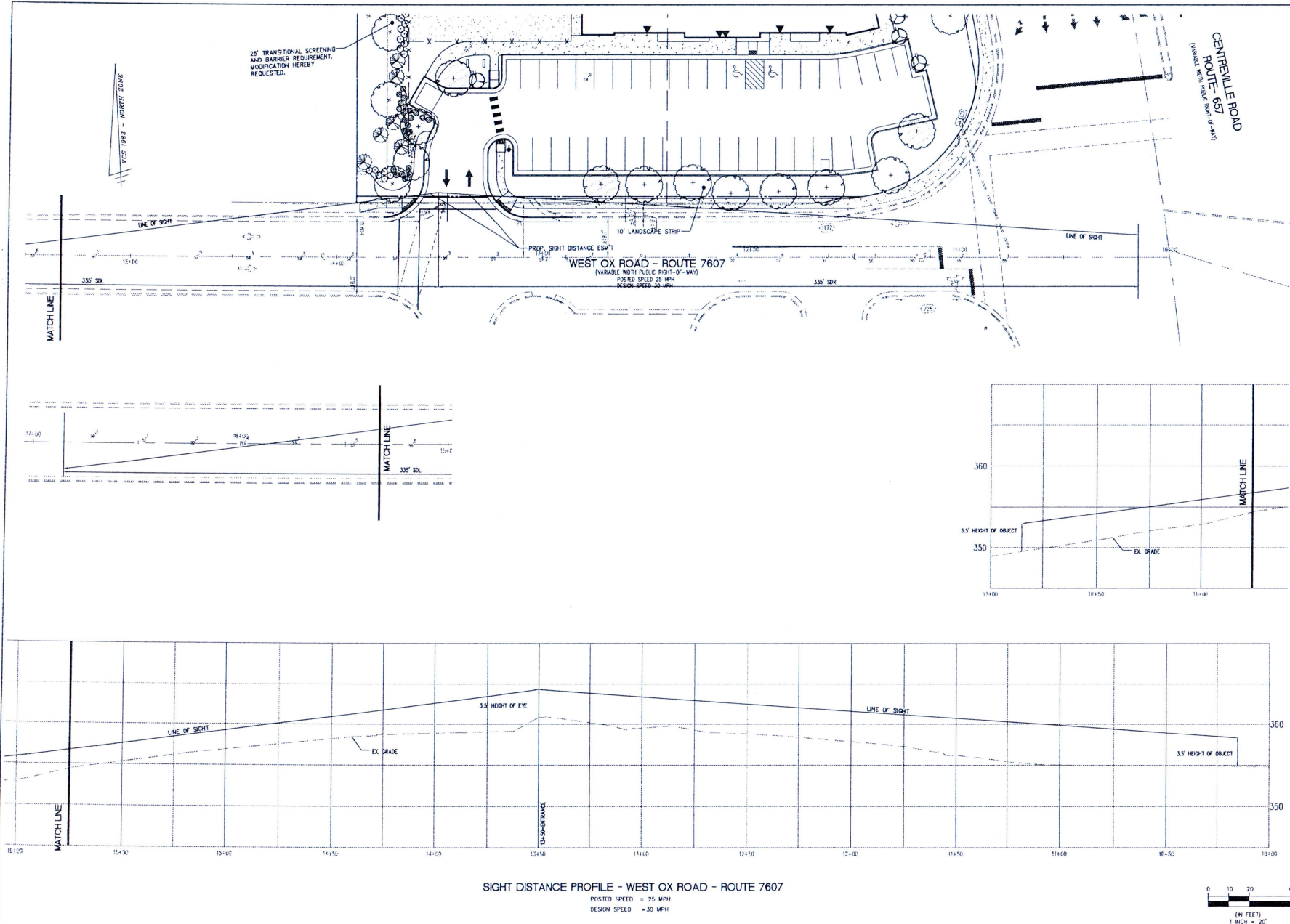
OUTFALL ANALYSIS

SPECIAL EXCEPTION PLAT
THE GARDNER SCHOOL
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
Engineers - Surveyors - Planners
1000 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-2163 Fax (703) 533-1301
WWW.WLPINC.COM



| NO. | DESCRIPTION | REVISION APPROVED BY | DATE | APPROVED | DATE |
|-----|-------------|----------------------|------|----------|------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |



WALTER L. PHILLIPS
INCORPORATED
10/05/17
10/05/17

Engineers - Surveyors - Planners
Landscape Architects - Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22048
TEL: (703) 533-1301
WWW.WLPHINC.COM

DATE: 10/05/17
SCALE: 1" = 20'

SIGHT DISTANCE PLAN AND PROFILE - WEST OX ROAD

SPECIAL EXCEPTION PLAN

THE GARDNER SCHOOL
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

| NO. | DESCRIPTION | DATE | BY | APPROVED | DATE |
|-----|-------------|------|----|----------|------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

SHEET: P-0601

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

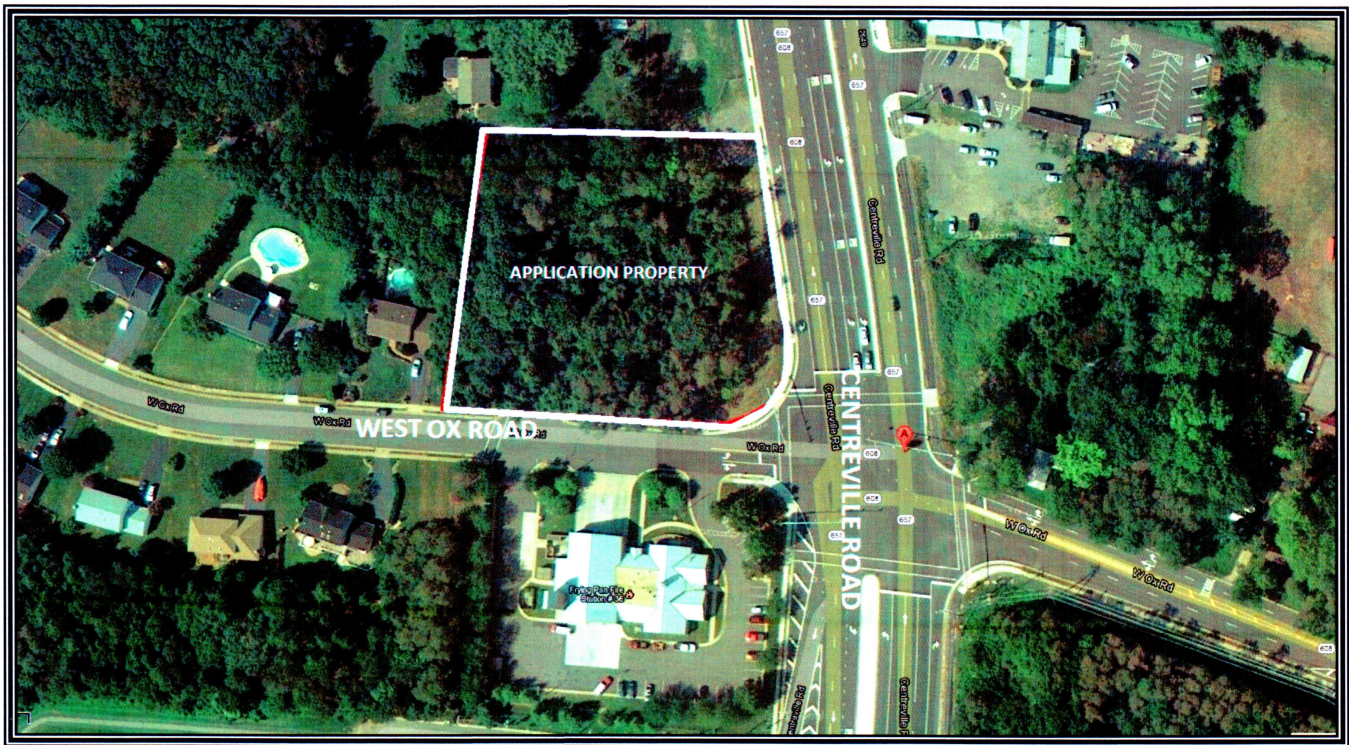
DESCRIPTION OF THE APPLICATION

| | |
|-----------------------------------|--|
| Proposal: | The applicant, Insite Real Estate Investment Properties, LLC, is seeking approval of a Special Exception to establish a nursery school and child care center, with a maximum enrollment of 206 children, ages 6 weeks to 5 years of age, with proposed staggered drop-off times. |
| Hours: | 7:00 am-6:00 pm, Monday to Friday |
| Employees: | Up to forty full-time employees, but not more than thirty employees at any one time |
| Waivers and Modifications: | <p>Waiver of the minimum lot area and lot width requirement for the R-1 and C-5 Districts;</p> <p>Modification of the 8-foot wide trail requirement along Centreville Road to allow the existing 5-foot wide sidewalk to remain;</p> <p>Modification of the transitional screening yard requirements and waiver of the barrier requirements to that shown on the SE Plat;</p> <p>Waiver of the of the on-road bike lane and road improvements, due to constraints to the property; and</p> <p>Waiver of the of the tree preservation target requirement will be requested at the time of site plan review.</p> |

LOCATION AND CHARACTER

Site Description:

The application property consists of one parcel, a total of 1.5 acres in area, which is split-zoned to the R-1 and C-5 Districts. The site located at northwest corner of the intersection of West Ox Road and Centreville Road, in the Hunter Mill District. The property is currently vacant and contains heavy vegetation. Access to the site is currently provided along West Ox Road (existing curb cut), near the southwestern corner of the site.



The following chart identifies characteristics of the area surrounding the subject property associated with this application:

| SURROUNDING AREA DESCRIPTION | | | |
|------------------------------|--|-----------|------------------------|
| Direction | Use | Zoning | Plan |
| North | Residential; Single-family detached & Vacant | R-1 & C-5 | Residential; 1-2 du/ac |
| South | Fairfax County Fire & Rescue Station #436 | R-1 | Public Facilities |
| East | Vacant Floris Village (National Register Site) | C-5 | Residential; 1-2 du/ac |
| West | Residential; Single-family detached | R-1 | Residential; 1-2 du/ac |

BACKGROUND

Site History:

The site is currently vacant and undeveloped. There has been no previous land use application associated with this parcel.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

| | |
|-------------------------|------------------------|
| Plan Area: | Area III |
| Planning Sector: | Dulles Suburban Center |
| Land Unit: | Land Unit C |
| Plan Map: | Residential; 1-2 du/ac |

RECOMMENDATIONS*Land Use*

- 1. This land unit is planned for single-family, detached residential use at 1-2 dwelling units per acre and public park except for Parcels 25-1((1))18E pt. and 26, which are planned for Public Facilities as shown on the Comprehensive Plan Map. Infill development in this stable residential area should be of a compatible use and type and at a density of .5-1 dwelling unit per acre, in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 12.*
- 2. Any enhancement of retail uses in Floris should demonstrate that these changes will be beneficial to the community, accommodate the planned widening of Centreville Road and not adversely impact adjacent, stable residential communities. In general, new retail uses, or expansion of the area currently used for retail uses, is not recommended.*

Heritage Resources

Development should be sensitive to the numerous recorded and unrecorded heritage resources associated with the community of Floris.

Child Care Criteria

Further, the Comprehensive Plan, Policy Plan, 2011 Edition, as amended through September 22, 2008, provides further guidance on the siting of Child Care Centers in the County and states the following beginning on page 17:

In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

- 1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.*
- 2. Child care facilities should be located and designed to ensure the safety of children.*

3. *Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare.*
4. *Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.*
5. *Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.*
6. *Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above.*

Special Exception Plat (Copy at front of staff report)

| | |
|-------------------------------------|---|
| Title of SE Plat: | The Gardner School |
| Prepared By: | Walter L. Phillips, Inc. |
| Original and Revision Dates: | May 3, 2012, as revised through October 5, 2012 |

Site Layout: The SE Plat depicts the application property developed with a one-story child care center building set back 77 feet from the site's West Ox Road frontage, and 40 feet from the site's Centreville Road frontage. The proposed 16,200 SF building is shown to be a maximum of 25 feet in height. A 9,900 SF outdoor play area enclosed with a four-foot (4') high fence is shown along the west side of the proposed building. Two underground stormwater detention facilities proposed along the eastern and southern boundaries of the site, and Filterra units are shown to be provided in the southeasterly and southwesterly portions of the site. Landscaping is shown to be provided along all boundaries of the site.

Parking: The proposal includes a surface parking lot in the front (southern portion) of the site, consisting of 40 spaces, with two accessible spaces near the entrance of the proposed building.

Access: Access to the site will be provided from West Ox Road at the southwest corner of the site. Pedestrian access is provided via a proposed five-foot (5') wide sidewalk along the West Ox Road frontage of the site, which connects to an existing five-foot (5') wide sidewalk along Centreville Road, along the eastern boundary of the property. The application proposes to dedicate right-of-way along the West Ox Road frontage of the site to provide frontage improvements, which include the five-foot wide sidewalk. The application also proposes to dedicate four feet of additional right-of-way along the Centreville Road frontage of the site, for a future bike lane.

Landscaping and Open Space: A 4,678 SF Tree Save area is shown to be provided along the western boundary and a portion of the northern site boundaries. In addition, supplemental landscaping consisting of large and medium sized evergreen trees, large deciduous trees, and shrubs is shown to be provided mainly along the western, northern, and eastern boundaries of the site, and within a 10-foot wide landscape strip along the southern portion of the site. Approximately 45% open space is shown to be provided on the site.

Stormwater Management: Stormwater management for the proposed development is shown to be handled through the provision of two underground stormwater detention facilities on the site, and four Filterra units provide water quality measures.

Land Use Analysis

The application property is located within the Dulles Suburban Center, Land Unit C and is planned for residential development at a density of 1-2 dwelling units per acre. The Plan recommends that infill development should be of a compatible use and type and at a density of .5-1 dwelling unit per acre, in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 12. The application proposes to develop the site with a 16,200 SF building (nursery school and child care center), 9,900 SF outdoor play area and associated parking (40 spaces).

Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility. (Guideline 1)

The SE Plat shows 9,900 SF of play area; therefore, based on the zoning ordinance requirement of providing 100 SF of outdoor play area per child, a maximum of 99 children will be allowed in the play area at any one given time. The plat shows the play area along the western side of the proposed building, enclosed by a 6-foot high fence along the perimeter of the play area. Staff has proposed a development condition to limit the maximum number of children permitted in the play area at any one time. With the adoption of the development conditions, this criterion will be met.

Child care facilities should be located and designed to ensure the safety of children. (Guideline 2)

As discussed above, the proposed outdoor play area is enclosed by a 6-foot high fence; furthermore, it is located behind the proposed building. Crosswalks are proposed to be provided at the entrance to the site and within the parking lot, providing safe pedestrian connections into the site from the sidewalk network along the frontage of the site. Staff believes that this criterion has been met.

Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare. (Guideline 3)

According to the Statement of Justification, there are no known hazardous substances on the site. In addition, the site is not located within a floodplain, resource protection area (RPA) or other environmental corridor. Twenty five-foot wide landscaped buffer areas are shown to be provided along the western and northern boundaries of the site. Additionally, the outdoor play area is shown to be screened from Centreville Road by the proposed building and is set back approximately 75 feet from West Ox Road. Based on these measures, staff believes that this criterion has been met.

Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians (Guideline 4)

The application proposes to provide 40 parking spaces in the parking lot along West Ox Road frontage of the site, which exceeds the minimum required spaces (33). The application also proposes the construction of a five-foot wide sidewalk along the West Ox Road frontage of the site and provides crosswalks across the site entrance and within the parking lot to provide safe pedestrian access to and from the child care center, and two inverted U-shaped bike racks are shown in the northwestern corner of the parking lot. While the application proposes safe on-site circulation for both vehicles and pedestrians, staff does have some concerns that when the child care center nears maximum enrolment, there may be on-site vehicle circulation or queuing issues. A reduction in the maximum enrollment would alleviate the concern about possible on-site circulation issues was proposed; however, the transportation study submitted at staff's request showed that the site should adequately handle the anticipated impacts and this guideline has been met.

Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered (Guideline 5)

The application property is located in the northwest quadrant of the intersection of West Ox Road and Centreville Road, two primary arterials. The Volunteer Fire Dept. is located to south, residential properties are located to the west and northern, and the property to the east is zoned commercial, but planned for residential development. Along the boundaries where the property abuts residential properties, a 25-five foot wide transitional screening area is proposed consisting of a combination of existing and supplemental vegetation. FCDOT staff has determined that the proposed use will not create undesirable traffic impacts to the surrounding roadways; and will serve as a transitional use between the existing residential and the major intersection. Therefore, staff believes that this guideline has been met.

Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above. (Guideline 6)

The application property is located within Land Bay C of the Dulles Suburban Center, and is within proximity to office and retail uses at the intersection of two primary arterials, and provides for a safe and a healthful environment through the provision of tree save, open space and outdoor play area. Staff believes that this guideline has been met.

Environmental Analysis

Issue: Low Impact Development (LID)

The Comprehensive Plan recommends that buildings and associated landscapes be designed and constructed to use energy and water resources efficiently and to minimize negative impacts on the environment and building occupants. With new development, staff encourages applicants to evaluate the site with respect to the feasibility of implementing low impact development (LID) techniques to meet water quantity and water quality requirements.

Resolution:

The application proposed LID techniques in the form of four Filtera units to provide the best management practices (BMP) measures for the site, and two underground stormwater detention facilities. Therefore, this issue has been resolved.

Urban Forest Management Division (UFMD) Analysis (Appendix 5)**Issue: Modification of transitional screening requirements**

The site currently contains some quality trees; however, the proposed site layout would result in the loss of these trees due to the amount of clearing required for the proposed development. A 25-foot wide transitional screening area is required along the entire western boundary of the site and a portion of the northern boundary of the site, where the property abuts residentially zoned properties containing single-family detached dwellings. The applicant requested a modification of the transitional screening requirements to permit the use of existing trees in those areas, to partially satisfy the transitional screening requirements; additional supplemental plantings will be provided to meet the intent of Transitional Screening 1.

Resolution:

Urban Forest Management Division (UFM) staff reviewed the application and determined that a modification of the transitional screening does not appear to be needed on this site. UFM staff noted that if adequate existing vegetation remains following clearing, the proposed planting shown on the Conceptual Landscape Plan may be sufficient to meet the requirements; and if the existing vegetation is not preserved to the extent needed to satisfy requirements when combined with proposed landscaping, then additional supplemental vegetation should be provided. In order to ensure that the transitional screening requirements are adequately addressed, UFM staff recommended that a development condition be proposed to address the issue. Staff has proposed a development conditions as recommended; therefore, this issue has been resolved.

Issue: Tree Conservation

UFM staff recommended that a tree preservation plan development condition should be written to ensure that the tree conservation requirements for the site are met.

Resolution:

Staff has drafted a development condition as recommended by UFM, addressing the tree preservation plan and narrative requirements for this application. With the adoptions of the proposed conditions, this issue will be resolved.

Transportation Analysis (Appendix 6)

Fairfax County Department of Transportation (FCDOT) staff evaluated this application and provided the following comments:

- Both FCDOT and VDOT staff raised concerns regarding the onsite vehicle circulation and queuing, once that child care center nears maximum enrollment. Staff noted that at the maximum enrollment of 206 children, the child care center will generate 923 vehicles per day, and while the trip rate may not be detrimental to the surrounding road network, it may create queuing issues onsite. Staff recommended that the applicant reduce the maximum enrollment proposed for the child care center, but the applicant has retained the same number of students and employees as originally proposed, stating that the drop-offs, pick-ups, and staff trips will be staggered within a two-hour period in the AM and PM.
- FCDOT staff requested the applicant analyze the level of service (LOS) of the intersection at West Ox Road and Centreville Road and the queue on West Ox Road in order to determine if the proposed use would have detrimental impacts to traffic along the local roadways. FCDOT staff also recommended that the applicant extend the existing left turn lane striping along West Ox Road to create a longer, defined turning lane.

The applicant revised the SE Plat to show the existing left turn lane striping along West Ox Road to be extended 50 feet, subject to VDOT approval; and submitted a traffic assessment. FCDOT staff reviewed the traffic assessment and found that the intersection of West Ox Road and Centreville Road currently operates at LOS C, and with the inclusion of the proposed child care center, the intersection is forecasted to remain at LOS C in the future. FCDOT staff also found that the forecasted eastbound queues on West Ox Road, with the addition of the proposed child care center, would result in a queue of 91 feet in the left turn lane and 84 feet in the through/right lane. The queuing would not block the proposed site entrance, and therefore, is not anticipated to cause significant impact on the surrounding local roadways.

- FCDOT staff requested that the applicant provide four feet of dedicated right-of-way along the subject property's Centreville Road frontage, for a future bike lane.

The applicant has revised the SE Plat to depict the requested dedication for a future bike lane.

- FCDOT staff requested that the applicant upgrade the existing four-foot wide sidewalk along the West Ox Road frontage of the site to a five-foot sidewalk and provide the right-of-way dedication to accommodate the sidewalk (and four-foot buffer strip, and one-foot clear zone).

The applicant has revised the SE Plat to provide the requested frontage improvements and right-of-way dedication.

- FCDOT staff also recommended that the applicant consider providing bike facilities on the site.

The applicant has revised the SE Plat to show two inverted U-shaped bike racks in the northwestern corner of the parking lot, and a development condition further addresses this concern.

The applicant has addressed the transportation issues raised with this application.

Stormwater Management (SWM)/Best Management Practices (BMP) Analysis (Appendix 7)

Issue: Water Quality Control

The applicant proposed providing four Filterra units to meet the minimum Public Facilities Manual (PFM) requirement of 40 % phosphorus removal efficiency. Department of Public Works and Environmental Services staff reviewed the application and noted that the applicant needed to clearly show the location of the proposed Filterras on the SE Plat.

Resolution:

The applicant has revised the SE Plat to clearly show the location of the four Filterra units proposed for the site. Three of the units are shown to be located near the southeastern corner of the proposed child care center building, and the fourth unit is depicted northeastern corner of the parking lot near the proposed bike racks. Therefore, this issue has been resolved.

Issue: Site Outfall

The demonstration of adequate outfall is a special exception application requirement. The applicant provided an outfall narrative; however, not all the information needed has been provided. DPWES staff noted that the applicant needs to demonstrate capacity and non-erosive velocities of the downstream drainage system to the point at which the total drainage area is at least 100 times greater than the development site, or to a floodplain that drains an area of at least 640 acres, whichever comes first, as required by Sect. 18-202.10F (2) of the Zoning Ordinance. Furthermore, the applicant needs to demonstrate on that sheet flow outfall from the site will not cause any adverse impact to downstream properties (PFM 6-0202.6 and 6-0202.7) or impact the capacity and safety of the downstream detention pond. Finally, the applicant needs demonstrate that no existing structures will be flooded during 100-yr storm event within the extent of review of the site outfalls per PFM 6-0203.5. The demonstration of adequate outfall is a requirement for site plan approval.

Park Authority (Appendix 8)

The Comprehensive Plan recommendations for Land Bay C state that development should be sensitive to the numerous recorded and unrecorded heritage resources associated with the community of Floris. Fairfax County Park Authority staff reviewed

the application and indicated that the subject parcel has moderate to high potential to contain Civil War and/or historical/archaeological sites due to its proximity to other Civil War sites and known locations of other archaeological sites. FCPA staff recommended that a Phase I archaeological survey be conducted, with subsequent Phase II and Phase II studies if warranted. Staff has proposed a development condition to address this concern; with the adoption of the proposed development conditions, this issue will be resolved.

Fire and Rescue Analysis

The application property is serviced by the Fairfax County Fire and Rescue Department Station #436, Frying Pan, located to the south of West Ox Road from the subject property and it currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 9)

The application property is located in the Little Horsepen Run (A1) watershed and would be sewerred into the Blue Plains Treatment Plant. An existing 8-inch line located in West Ox Road and approximately 110 feet from the property is adequate for the proposed use at this time.

ZONING ORDINANCE PROVISIONS (Appendix 10)

Waivers/Modifications

Waiver of the minimum lot area and minimum lot width requirements for the R-1 and C-5 Districts.

The subject property is a somewhat unique situation, as the application property is split zoned to the R-1, and C-5 Districts, with 34,589 square feet zoned R-1, and 31,678 square feet zoned C-5. Neither of the sections meets the minimum lot area or minimum lot width for the respective districts. However, combined the property meets the minimum lot width and lot area for each district. Since both sections of the property are part of a consolidated development and the special exception will create a new lot if this application is approved, staff is not opposed to a waiver of the minimum lot areas and lot width requirements.

Waiver of the barrier requirements along the western and northern boundaries of the site in favor of that shown on the SE Plat

The applicant has requested a waiver of the barrier requirements (Sect. 13-304) along the western and northern boundary lines in lieu of existing and proposed landscaping depicted on the SE Plat along those boundaries.

Per the Zoning Ordinance, child care centers, which abut single-family detached dwellings, require Barriers D, E, or F (which includes a 42-48 inch high chain link fence, or a 6-foot high solid masonry or wood fence) to buffer the nearby residential uses. Based on the proposed use (nursery school and child care facility) staff believes that due to the distance between the proposed building and outdoor play area and the dwellings on the abutting residential properties, and the development conditions proposed by staff to ensure that adequate transitional screening and tree canopy is provided, the proposed use will not have detrimental noise or visual impacts on those residential properties. The outdoor area will have a six-foot fence around it. Rather than have two adjacent fences, staff believes the proposed landscaping is more desirable, and has no objections to the request for a waiver of the barrier requirements.

Modification of the eight-foot wide trail requirement and on-road bike lane along Centreville Road to allow the existing five-foot wide concrete sidewalk to remain.

The applicant has requested a modification of the eight-foot wide trail requirement along Centreville Road to allow the existing five-foot wide concrete sidewalk to remain. The applicant contends that sites adjacent to the subject property along Centreville Road do not have an eight-foot wide trail.

FCDOT staff reviewed the application and recommended that in lieu of providing the eight-foot wide trail, the applicant should provide four feet of right-of-way dedication along the Centreville Road frontage for a future bike lane. The applicant has revised the SE Plat accordingly; therefore, staff has no objection to this requested modification.

Modification of the interior parking lot landscaping requirement to that shown on the SE Plat

Due to existing drainage and traffic signal easements in the southeastern portion of the property, the applicant has requested a modification of the interior parking lot landscaping requirements to provide better planting areas that will foster healthy trees and other vegetation. While the applicant has requested the modification for the planting locations, the amount of interior parking lot landscaping proposed by the applicant exceeds the minimum 5% requirement. In addition, staff has proposed a development condition requiring underplantings be provided along the road frontages of the site. Therefore, given the constraints on the site, staff has no objection to this requested modification.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 10)

General Special Exception Standards (Sect. 9-006)

Standards for all Category 3 Uses (Sect. 9-304)

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

General Special Exception Standards (Sect. 9-006)

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards.

General Standards 1 and 2 require that the proposed use be in harmony with the adopted Comprehensive Plan and be in harmony with the general purpose and intent of the applicable zoning district regulations. The proposed use is a use permitted by special exception in both the R-1 and C-5 Districts, and is in harmony with the purpose and intent of the respective districts, which encourage location of such uses on the periphery of residential areas. In addition, the proposed use is in harmony with Comprehensive Plan recommendations for the site, as well as the location guidelines for child care centers. Staff believes that these standards have been met.

General Standards 3 and 4 require that the proposed use will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan and that pedestrian and vehicular traffic associated with the use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood. At a maximum height of 25 feet, along with the proposed building materials, the proposed building will be in character with the surrounding residential development. In addition, the proposed use provides sufficient screening to the abutting properties and will not adversely affect the development potential of any neighboring properties. The application proposes safe and adequate pedestrian connections to and around the site and FCDOT staff has determined that vehicular traffic associated with the use will not affect the level of service at the intersection of West Ox Road and Centreville Road and will not create queuing that would block the proposed site entrance or cause significant impact on surrounding local roads. Therefore, these standards have been met.

General Standards 5 and 6 require that landscaping and screening is in accordance with the provisions of Article 13, and that open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. Staff has proposed development conditions to ensure that adequate transitional screening is provided through the use of existing and proposed vegetation and to ensure that the tree conservation requirements for the site are met. The application proposes to provide 45% open space, which exceeds the minimum amount required. Therefore, with the approval of the proposed development conditions, these standards will be met.

General Standard 7 requires adequate utilities, drainage, parking, and loading spaces and other necessary facilities to serve the proposed use. The applicant has provided adequate information regarding the required parking and loading spaces for the proposed development, as well as the proposed water quality and water quantity measures for the site. While the applicant has not provided sufficient information

regarding the adequate outfall for the site, staff has proposed and development condition to ensure adequate outfall is demonstrated prior to site plan approval. Therefore, staff finds that this standard has been met.

General Standard 8 requires signs to be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in this Ordinance. All signage on the application property will be required to comply with Article 12 of the Fairfax County Zoning Ordinance. All lighting on the application property will be required to comply with Article 14 of the Fairfax County Zoning Ordinance, and as such, this standard has been satisfied.

Standards for all Category 3 Uses (Sect. 9-304)

In addition to general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards.

For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient government services to the residents of properties within the general area of the location. This standard is not applicable to this request since a nursery school and child care center is not a public use as defined by the Zoning Ordinance.

Except as may be qualified below in the following sections, all uses shall comply with the lot size requirements of the zoning district in which located. As previously mentioned, the applicant has requested a waiver of the lot area and lot width requirements for the R-1 and C-5 Districts, as the subject property is split zoned to the R-1, C-5 Districts, and neither section of the property meets the minimum lot area or minimum lot width for the respective districts. However, combined the property meets the minimum lot width and lot area for each district, and a new lot would be created if this application is approved. Therefore, staff is not opposed to a waiver of the minimum lots area and lot width requirements. With the approval of the requested waivers, this standard will be met.

Except as may be qualified in the following sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased. The proposed development is in compliance with the R-1 District and C-5 District bulk standards; therefore, this standard has been met.

All uses shall comply with the performance standards specified for the zoning district in which located. All performance standards will be satisfied with the adoption of the proposed development conditions.

Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans. The applicant will be required to fulfill any applicable provisions of Article 17, as they relate to this request.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

The applicant is proposing a maximum enrollment of 206 children. The SE Plat depicts 9,900 square feet of outdoor recreation space to be provided. This would allow up to 99 children to use the play area at any given time. With the adoption of the development condition proposed by staff to limit the number of children that can use the outdoor play area at any give time to a maximum of 99 children, staff believes that this standard will be satisfied.

All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

| Number of Persons | Street Type |
|--------------------------|--------------------|
| 1-75 | Local |
| 76-660 | Collector |
| 660 or more | Arterial |

As previously discussed, access to the site is proposed from West Ox Road, which is a public street (Urban Collector Road), and the application proposes the dedication of sufficient right-of-way to provide the pedestrian facilities (sidewalk on West Ox Road and future bike lane on Centreville Road. FCDOT staff has reviewed the application and determined that the proposed use will not affect the level of service (LOS) at the intersection of West Ox Road and Centreville Road. FCDOT staff has also determined that the forecasted eastbound queues on West Ox Road (with this proposed use) would result in a queue of 91 feet in the left turn lane and 84 feet in the through/right lane, which would not block the proposed site entrance, and not cause significant impact on the surrounding local roadways. Staff believes that this standard has been met.

All such uses shall be located so as to permit the pick-up and delivery of all persons on the site. All of pick-ups and drop-offs for the child care center are proposed to occur on the site. Therefore, this standard has been met.

Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia. The applicant will be required to fulfill any applicable provisions of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Based on the analysis provided in this report, staff believes that the proposal is in harmony with the Comprehensive Plan recommendations for the site, the Locational Guidelines for Child Care Facilities, and the applicable Zoning Ordinance Standards.

Recommendations

Staff recommends approval of SE 2012-HM-009, subject to the draft development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the minimum lot area and minimum lot width requirements for the R-1 and C-5 Districts.

Staff recommends approval of a waiver of the tree preservation target requirement.

Staff recommends approval of a modification of the eight-foot wide trail requirement along Centreville Road to allow the existing five-foot wide concrete sidewalk to remain.

Staff recommends approval of a modification of the interior parking lot landscaping requirement to that shown on the SE Plat and as conditioned.

Staff recommends approval of a waiver of the construction of the on-road bike lane and road improvements, due to constraints on the property.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Plan Citations
5. Urban Forest Management Analysis
6. Transportation Analysis
7. Stormwater Management Analysis
8. Park Authority Analysis
9. Sanitary Sewer Analysis
10. Applicable Zoning Ordinance Provisions
11. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SE 2012-HM-009

November 21, 2012

If it is the intent of the Board of Supervisors to approve SE 2012-HM-009 located at Tax Map 25-1 ((1)) 18F for use as a child care facility pursuant to Sect. 9-204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the Application Property without the approval of a Special Exception Amendment if such uses do not affect this Special Exception.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "The Gardner School" prepared by Walter L. Phillips, Inc., and dated May 3, 2012, as revised through October 5, 2012, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The child care center enrollment shall be limited to children between the ages of 6 weeks to 5 years.
5. The maximum daily enrollment of the child care center shall be limited to 206 children.
6. The maximum number of children using the outdoor play area at any given time shall not exceed 99.
7. The maximum number of staff permitted on-site at any one time shall not exceed 30.
8. Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m. Monday through Friday.

9. During regularly scheduled arrival and dismissal periods, staff and/or volunteers shall supervise unloading and loading of children. All loading and unloading of children shall be done on site. Arrival and dismissal times shall be staggered to minimize the number of vehicles on site at any one time. Carpooling shall be encouraged as a mechanism to minimize daily vehicular trips to the site. To facilitate carpool arrangements, zip code rosters shall be provided to all families.
10. Forty parking spaces shall be provided, as shown on the SE Plat.
11. Right-of-way along West Ox Road shall be dedicated as shown on the SE Plat and conveyed in fee simple to the Board of Supervisors. Such dedication shall occur at the time of site plan approval for the property or upon demand by Fairfax County, whichever occurs first.
12. Four feet of right-of-way along Centreville Road shall be dedicated as shown on the SE Plat for a future bike lane, and conveyed in fee simple to the Board of Supervisors. Such dedication shall occur at the time of site plan approval for the property or upon demand by Fairfax County, whichever occurs first.
13. The existing left turn lane striping along eastbound West Ox Road shall be extended at least 50 feet, subject to Virginia Department of Transportation (VDOT) approval.
14. The Applicant shall provide bicycle racks on the subject property. The number and location of the racks shall be determined at the time of site plan, consistent with the Fairfax County Policy and Guidelines for Bicycle Parking subject to the approval of the Fairfax County Department of Transportation (FCDOT). The bike racks shall be inverted U-style racks or other design as approved by FCDOT.
15. The height of any light fixtures on the site shall not exceed twelve feet. All lighting on the site shall be in conformance with the Performance Standards contained in Part 9 of Article 14 of the Zoning Ordinance.
16. All new signage shall comply with provisions of Article 12 of the Zoning Ordinance.
17. Stormwater Management (SWM) and Best Management Practices (BMP) facilities in accordance with the Public Facilities Manual (PFM) shall be provided in substantial conformance with that shown on the SE Plat, unless waived by DPWES. If the SWM/BMP facilities approved by DPWES are not in substantial conformance with SE Plat, a Special Exception Amendment (SEA) may be required.
18. Adequate Outfall shall be demonstrated in accordance with the Public Facilities Manual (PFM) as determined by DPWES at the time of site plan review.

19. A Phase I Archaeology Survey of the Application Property, using a scope of work provided by the Cultural Resource Management and Protection Section of the Park Authority shall be provided to the Park Authority Resource Management Division prior to site plan approval. If potentially significant archaeological resources are discovered, Phase II testing and Phase III data recovery shall be performed by the Applicant as may be recommended by the Park Authority Cultural Resource Management Division. Copies of subsequent studies, photos, materials, etc. shall also be forwarded to the Park Authority Resource Management Division within thirty (30) days of the study or survey completion.
20. Tree conservation shall be provided as required by Article 13 of the Zoning Ordinance and the PFM, unless a deviation is submitted that is acceptable to the Urban Forest Management Division (UFMD) and meets the County's codes and standards, at the time of site plan review.
21. Notwithstanding the proposed planting shown on the SE Plat, transitional screening requirements shall be met with existing vegetation to be supplemented with additional plantings to meet the intent of Transitional Screening 1 along the southern and western property boundaries as determined necessary by the Urban Forest Management Division (UFM), DPWES; all plantings shall be native, non-invasive species, as approved by UFM DPWES.
22. Notwithstanding the proposed planting shown on the SE Plat, underplantings shall be provided along the Centreville Road and West Ox Road frontages of the site as determined necessary by UFM, DPWES.
23. A tree preservation plan shall be submitted as part of the first and each subsequent site plan submission as follows.
 - A. Tree Preservation Plan. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent submissions of the site plan review process. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 10 inches in diameter and greater (measured at 4 1/2 -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located in the area to be left undisturbed and within 25 feet of the limits of clearing and grading, and in the disturbed area and within 10 feet of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing

and grading shown on the CDP/FDP, and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-059. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, including but not limited to: crown pruning, root pruning along the limits of clearing (LOC), mulching, fertilization, installation of welded wire tree protection fencing and others as necessary, shall be included in the plan.

- B. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting as part of the tree preservation plan. During the tree preservation walk-through meeting which shall occur prior to the commencement of construction, the Applicant's certified arborist or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.
- D. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence

does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

E. Root Pruning. The Applicant shall root prune after the tree preservation walk-through, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

24. The applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the building(s) by the U.S. Green Building Council (USGBC), that the applicant anticipates attaining. A LEED-accredited professional who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

In addition, prior to site plan approval, the applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to building plan approval for any building to be constructed, the applicant will submit documentation, to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED certification. Prior to release of the bond for the project, the applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED certification from the U.S. Green Building Council for each building on the property.

25. The architecture of the proposed building will employ materials that are residential in character (brick, masonry, cementitious siding – no vinyl) in earth tones, generally in conformance with Exhibit A.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the

use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



The Gardner School
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Ages 6 Weeks to 5 Years

Hunter Mill District
 Fairfax County, Virginia

NORR
 ARCHITECTS PLANNERS

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 31, 2012
 (enter date affidavit is notarized)

I, David S. Houston, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☐ applicant
☒ applicant's authorized agent listed in Par. 1(a) below

116223

in Application No.(s): SE 2012-HM-009
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|--|---|
| InSite Real Estate Investment Properties, L.L.C. Agents: Michael R. Larsen Eric (NMI) Pedersen Kathryn K. Whitlatch Edwin J. Gebauer Gerald J. Kostelny Scott P. Nicholson | 1400 16th Street, Suite 300 Oak Brook, IL 60523 | APPLICANT/ CONTRACT PURCHASER |
| Centre Ox, L.L.C. Agents: Benjamin (NMI) Hoskins | 2800 Quarry Lake Drive, Suite 320 Baltimore, MD 21209 | TITLE OWNER |

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

DATE: October 31, 2012
(enter date affidavit is notarized)

116223

for Application No. (s): SE-2012-HM-009
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

| NAME (enter first name, middle initial, and last name) | ADDRESS (enter number, street, city, state, and zip code) | RELATIONSHIP(S) (enter applicable relationships listed in BOLD above) |
|---|--|---|
| Pillsbury Winthrop Shaw Pittman, LLP Agents: David S. Houston, Esq. | 1650 Tysons Boulevard, Suite 1400 McLean, VA 22102 | APPLICANT'S ATTORNEY/ AGENT |
| Walter L. Phillips, Inc. Agents: John L. Gavarkavich Monica R. Westgate Jeffrey J. Stuchel William H. Prodo Charles F. Dunlap Aaron M. Vinson Brian A. Richards | 207 Park Avenue Falls Church, VA 22046 | CIVIL ENGINEER/ AGENT |
| M.J. Wells & Associates, Inc. Agents: William F. Johnson Robin L. Antonucci Brian J. Horan | 1420 Spring Hill Road, Suite 600 McLean, VA 22102 | TRANSPORTATION CONSULTANTS/ AGENT |

(check if applicable)

☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 31, 2012
(enter date affidavit is notarized)

116223

for Application No. (s): SE 2012-HM-009
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

InSite Real Estate Investment Properties, L.L.C.
1400 16th Street, Oak Brook, IL 60523

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Gerald J. Kostelny

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)DATE: October 31, 2012

(enter date affidavit is notarized)

116223

for Application No. (s): SE 2012-HM-009

(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Centre Ox, L.L.C.
2800 Quarry Lake Drive, Suite 320
Baltimore, MD 21209

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Benjamin (NMI) Hoskins
David A. Ward
Geoffrey L. Meckler
Marc J. Katz

Sean M. Harcourt
James P. Crilley

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable)

☒

There is more corporation information and Par. 1(b) is continued further on a
"Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: October 31, 2012
(enter date affidavit is notarized)

for Application No. (s): SE 2012-HM-009
(enter County-assigned application number (s))

116223

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, VA 22046

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Jeff J. Stuchel
Brian G. Baillargeon
Aaron M. Vinson

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee
Stock Ownership (ESOT)
(All employees are eligible Plan participants;
however, none owns 10% or more of any
class of stock)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 31, 2012
(enter date affidavit is notarized)

for Application No. (s): SE 2012-HM-009
(enter County-assigned application number(s))

116223

- 1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

Pillsbury Winthrop Shaw Pittman LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

| | |
|------------------------------|-----------------------|
| Partners: | Barton, John L. |
| Akiyama, Hideki (nmi) | Barufka, Jack S. |
| Akiyama, Shinya (nmi) | Baum, Deborah B. |
| Akiyama, Takeo (nmi) | Baumgartner, Peter A. |
| Alberg, James L. | Baxter, David S. |
| Alfano, Peter J. | Bebb, Richard S. |
| Andreson, G. Derek | Becker, Craig A. |
| Atkins, William P. | |
| Azim-Khan, Rafi (nmi) | |
| Barat, Scott E. | |
| Barbarosh, Craig A. (Former) | |
| Barr, Michael R. | |

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: October 31, 2012
(enter date affidavit is notarized)

116223

for Application No. (s): SE 2012-HM-009
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Pillsbury Winthrop Shaw Pittman LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Becker, Stephan E.
Bedgood, Robert M.
Bell, Emily T.
Bevilacqua, Louis A.
Bjurstrom, Callie A.
Blaylock, Richard L.
Block, Jill D.
Blum, Brian M.

Bodor, Brian R.
Bonano, William E.
Bornstein, Ronald E.
Borovas, George (nmi)
Boulanger, Carol S.
Bowers, William C.
Brand, Dulcie D.
Brennan, Kerry A.
Brodie, Frederick A.
Brownell, Eileen L.
Buerger, Christian A.
Buffington, Kimberly L.
Burke, Carol M.
Burke, William L.
Burks, Sylvia K.
Burns, Timothy P.

Callan, Terrence A.
Campbell, James (nmi)
Campbell, Thomas A.
Cannon, Jr., Anthon S.
Carlin, Norman F.
Carlston, Mats G.
Carr, Donald A.
Cartmell III, Nathaniel M.
Cate, Jan H. (Former)
Chaffin, Thomas F.
Chason, Craig E.
Chudy, James T.
Clemons, Howard L.
Coleman, C. Payson
Collins, Bryan P.
Crichlow, David A. (Former)
Croutch, Barbara L.
Crowley, Leo T.
Cynamon, David J.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: October 31, 2012

(enter date affidavit is notarized)

116223

for Application No. (s): SE 2012-HM-009

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Pillsbury Winthrop Shaw Pittman, LLP
 1650 Tysons Boulevard, Suite 1400
 McLean, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Danielson, Mark J.
 Dave, Raj. S.
 Davis, R.J.
 deButts, Thomas M. (Former)
 Dekker, David T.
 del Calvo, Jorge A.
 Delaney, Jeffrey J.
 Delling, Anthony R.
 Demarco, A. John
 deRidder, Craig A.
 Devine, Patrick J.
 Dine, Karen B. (Former)
 Divola, Julie A.
 Donaldson, Richard C.
 Doody, Patrick A.
 Dottori, Mario F.
 Dougan, Hugh M.
 Dyer, Aaron S.
 Eckland, Todd W.
 Eigner, Richard M.
 Elliott, Mark E.
 Engel, John (nmi)
 Epling, Richard L.
 Ericson, Bruce A.
 Farabee, David R.
 Farley, Mark L.
 Ferguson, Ian (nmi) (Former)
 Finkel, Evan (nmi)
 Finnegan, Michael J.
 Fischer, Nancy A.
 Fisher, Marjorie P.

Fishman, Eric (nmi)
 Flanagan, Sarah G.
 Flanders, Edward (nmi)
 Fleming, Ronald A.
 Flick, Scott R.
 Fong, Kevin M.
 Freeman, Peter G.
 Freeman, William B. (Former)
 Fry, Elizabeth H. W.
 Furbush, David M.
 Galeno, Maria T.
 Gans, Jeffrey R.
 Gatto, James G.
 Gaukler, Paul A.
 Ghajar, Bobby (nmi)
 Gillon, Peter M.
 Glasgow, James A.
 Good, Sarah A.
 Gould, Jay B.
 Granneman, Vernon H.
 Graves, Anna M.
 Green, Blaine I.
 Greeves, Geoffrey J.
 Grenfell, John M.
 Grill, Jeffrey B.
 Grosser, James M.
 Gump, Thomas K.

Hahn, Peter K.
 Haley, George P.
 Halloran, Michael J.
 Hannusch, Laura E.
 Hansen, John T.
 Harrington, Clifford M.
 Harrison, Ellen K.
 Harvey, Sheila M.
 Hasson, Kirke M.
 Heisse, John R., Jr.
 Hayutin, David L.
 Hellerer, Mark R.
 Hernandez, Eric R.
 Herr, Robert C.
 Hess, Adam R. (Former)
 Heuga, Michael P.
 Hill, Thomas C.
 Hindus, Michael S.
 Hird, Mike (nmi)
 Hoenig, Lawrence L.
 Hoffman, Jean-Paul G.
 Hood, Catherine C.
 Hopmann, David E.
 Horsch, Rachel B.
 Houston, David S.
 Hovey, Justin D.
 Huang, Annie H.
 Hunt, Peter J.
 Huss, William R.
 Hutchings, Jeffrey D.
 Huttler, Stephen B.
 Iwanaga, Yuji (nmi)

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: October 31, 2012
(enter date affidavit is notarized)

116 223

for Application No. (s): SE 2012-HM-009
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Pillsbury Winthrop Shaw Pittman, LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)Jacobs, Bruce D.
Jacobs, Jerald A.
Jaffe, Michael Evan
Jaffer, David H.
Jakopin, David A.
James, Robert A.
Jensen, John E.
Jones, Robert C., Jr.
Jurgenson, Stephen
Kaile, Davina K.
Kass, Michael J.
Kearns, Christine N.
Kee, Terry M.
Kelly, James L.
Kemp, Colin T.
Kendall, Joseph E.
Keyko, David G.
Kilpatrick, Donald G.
Kim, Hakkyun (nmi)
Kirkpatrick, Richard L.
Knight, Jeffrey A.
Konvisser, Joshua B.
Kremer, Eric A.
Kurz, William C. F.Lair, Christophe F.
Lamarre, David R.
Lamb, Daniel G.
Landau, Scott E.
Landy, Charles J.
Laprade, Jennie L.
Latham, Laura K.
Laukenmann, Chris B.
Leopold Tilley, Allison M.
Lepre, Michael G.
Lesmes, Melissa C.
Lessard, Mark N.
Lewis, David R.
Lindley, David M.
Litvack, Mark D.
Liu, Hong (nmi)
Lo, Josephine S.
Lombardi, Gabriella A.
Loran, III, Thomas V.
Lowell, Frederick K.
Lynyak, Joseph T., III
Lynch Flick, Lauren
MacLean, Matthew J.
Main, David C. (Former)
Maller, Brant K.
Mann, Kimberly V.
Martin, Brian D.
Masetti, James J.
Mason, Miles S.
Mathiowetz, Duane H.
Matsubara, Kerne H. O.
Matus, Wayne C. (Former)
Mauel, John G.McCall, Jennifer Jordan
McDiarmid, Bruce W.
McKay, Jack (nmi)
McNamara, Michael S.
McNevin, Christopher J.
Meltzer, Steven L.
Miller, David L.
Miller, Jr., J. Gregg
Miller, William C.
Milonas, E. Leo
Minnes, Frederick D.
Minnick, M. David
Mirick, Christopher R.
Moeller, Elizabeth Vella
Moon, Alexander P. (Former)
Morgan, Vincent
Morrissey, J. Richard
Morton, Thomas D.
Murphy, Michael T.
Nara, Fusae (nmi)
Newman, Dana P.
Nishawala, Vipul Natwarlal
Niver, Margaret M.
O'Connor, Eileen J.
O'Neill, Jr., John H.
Ouimette, Michael
Odrich, David G.
Oser, Aaron M.
Otterbeck, Charlotta (nmi)
Owens, F. Joseph(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: October 31, 2012
(enter date affidavit is notarized)

116223

for Application No. (s): SE 2012-HM-009
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Pillsbury Winthrop Shaw Pittman LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)Pacelli, Albert P.
Palmer, Deryek A.
Paper, Lewis J.
Park, Jiji (nmi)
Patay, Christopher H.
Peck, Rodney R.
Peppers, Jerry P.
Perron, Edward A.
Peterson, Charles H.
Pickrell, Greg L.
Pierson, Stanley F.
Pisella, Bartolomeo (nmi)
Polidora, Roxane A.
Pope, Marcia L.
Potter, Patrick J.
Poulos, John S.
Pritchard, John F.
Quinn, Kenneth P.
Reddy, Harsha (nmi)
Richards, Glenn S.
Richardson, Christine L.
Richer, Diane Shapiro
Rishwain, Jr., James M.
Robbins, Robert B.
Robinson, Walter J., III
Rodriguez, Chris R.
Romanow, Josh (nmi)
Rosegay, Margaret N.
Ross, Jerry W.
Rusmisl, Stephen R.
Russo, Jonathan J.Salaman, Christian A.
Scheuneman, Christine A.
Schlaefter, Cindy V.
Schneller, Douglas J.
Schoknecht, Kim T.
Schouten, Anthony H.
Schumaecker, Michael P.
Seff, James M.
Segal, Richard M.
Serota, Susan P.
Shapiro, Daryl M.
Shapiro, Marc S.
Shoesmith, Thomas M.
Sibarium, Michael L.
Sieglitz, Frank E.
Siemens, Rene L.
Silberg, Jay E.
Simpson, Jr., James D.
Sirilla, George M.
Siu, Wooh-Wah
Slattery, Robert V.
Snyder, David R.
Snyder, Glenn Q.
Sommer, Scott A.
Sorenson, Jacob R.
Soukup, Lynn A.
Sparks, Jr., Thomas E.
Spatz, Nathan M.
Spear, Robin L.
Spjut, Robert J.
Stanton, David L.
Stein, Jane W.
Stein, Sheryl E.
Steinig, Michael J.Stern, Jeffrey (nmi)
Stubbs, Samuel E.
Sullivan, Michael J.
Sullivan, William M., Jr.
Swartz, Matthew B.
Sweigart, Raymond L.
Taber, Kenneth W.
Tendler, Phillip J.
Terrell, Anthony J.
Thomas, Tom C.
Thoren-Peden, Deborah S.
Thum, Robert B.
Tiano, Joseph R.
Tiffany, Joseph R.
Tomaszczuk, Alexander D.
Travieso-Diaz, Matias F.
Tribble, Douglas R.
Trock, Jennifer E.
Troop, Andrew M.
Van Buskirk, Ronald E.
Van Over, C. Joel
Vesely, Jeffrey M.
Wainwright, C. Brian
Wall, Christopher R.
Wallan, Robert L.
Waller, William S.
Warden, Philip S.
Weber, Paula M.
Webster, Janis H.
Weinstock, Robert N.
Wetherell, John R.
White, Blair W.
White, Mark N.
White, Wendelin A.
Whitlock, Wayne M.
Whitney, Jonathan B.(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: October 31, 2012
(enter date affidavit is notarized)

116 223

for Application No. (s): SE 2012-HM-009
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Pillsbury Winthrop Shaw Pittman LLP
1650 Tysons Boulevard, Suite 1400
McLean, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Williams, Linda C.
Wise, Roger R.
Wolff, D. Craig
Wong, Brian M.
Wong, Stanton D.
Wright, Tim (nmi)
Wurzburg, Stephen M.
Wyckoff, Peter H.
Yablon, Jeffery L.
Yates, Angela M.
Young, James B.
Young, Patricia F.
Zahler, Robert E.
Zaitlen, Richard H.
Zaragoza, Richard R.
Zimmer, Elizabeth (nmi)
Zochowski, Christopher M.

These are the only partners in the Pillsbury
Winthrop Shaw Pittman firm.

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 31, 2012
 (enter date affidavit is notarized)

116223

for Application No. (s): SE 2012-HM-009
 (enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2012-HM-009

(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL EXCEPTION AFFIDAVIT

DATE: October 31, 2012

(enter date affidavit is notarized)

116223

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

None

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

David S. Houston, Agent for Applicant

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 31st day of October 20 12, in the State/Comm. of Virginia, County/City of Fairfax

Patricia M. Thibaudau

Notary Public

My commission expires: 03/31/2014

PATRICIA M. THIBAUDEAU
NOTARY PUBLIC
REGISTRATION # 7029618
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MARCH 31, 2014

Special Exception Statement of Justification for a Category 3 Special Exception Use

The Gardner School

InSite Real Estate, L.L.C. ("InSite") is seeking a Special Exception for a child care center at the northwest corner of Centreville Road and West Ox Road in Fairfax County. (Tax Map Reference 25-1-01-0018F). InSite is the contract purchaser of the property. InSite intends to purchase the property and develop it as requested herein. Upon approval of all entitlements and completion of construction, InSite will then lease the property to The Gardner School. Based on market studies performed by InSite and the School, there is a current deficiency of quality day care in the vicinity. The Gardner School is headquartered in Brentwood, TN and currently operates 7 facilities across 3 states, with multiple others under construction. The School is excited about filling that need and becoming part of the Hunter Mill community.

The following is a written statement describing the proposed use, giving all pertinent data, including specifically:

A. Type of Operation(s).

The Gardner School is an academically focused, award winning preschool and day care center that offers educational programs for children ranging in ages from 6 weeks to 5 years old. They believe that each child should be provided with experiences of self-esteem, which are essential in the adjusting, exploring and growth stages of child development. This approach ensures that each child's learning experience at The Gardner School will be nurtured at the proper pace and level, and will provide them with the educational foundation for a bright future.

B. Hours of Operation.

7am – 6pm, Monday – Friday.

C. Estimated Number of Patrons/Clients/Patients/Pupils/Etc.

Maximum enrollment of 206 students.

D. Proposed Number of Employees/Attendants/Teachers/Etc.

40 Full-Time Employees, but never more than 30 Employees at the Facility at any one time.

E. Estimate of Traffic Impact of the Proposed Use, Including the Maximum Expected Trip Generation and the Distribution of Such Trips by Mode and Time of Day.

The development is expected to generate a total of 923 total vehicle trips per day. Approximately 165 two-way vehicle trips during the weekday morning peak hour and approximately 169 two-way vehicle trips during the weekday evening peak hour. Trip generation rates based on *Trip Generation*, 8th, Edition, published by the Institute of Transportation Engineers (ITE). Drop off trips will be spread out between 7 AM and 9 AM and pick up trips will be spread out between 4 PM and 6 PM based on the work schedule of the parents.

F. Vicinity or General Area to be Served by the Use

Herndon, Chantilly and Reston areas of Fairfax County.

G. Description of Building Façade and Architecture of Proposed New Building or Additions.

Single story building with a GFA of 16,200 square feet with a combination of stone cladding, EIFS and modular brick for an elegant yet warm appearance that will fit in with the adjacent residential and commercial uses. The building will have a state of the art security system that each parent will have a pin number that will be used to enter the main entrance of the building. Attached is a rendering of another school to give you and representation of the type of materials and quality of work that will be utilized. Other details about the building are depicted on the Special Exception Plat.

H. A Listing, If Known, of All Hazardous or Toxic Substances As Set Forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; All Hazardous Waste As Set Forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or Petroleum Products As Defined in Title 40, Code of Federal Regulations Part 280; to be Generated, Utilized, Stored, Treated, and/or Disposed of on Site and the Size and Contents of any Existing or Proposed Storage Tanks or Containers.

None.

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

To the best of the Applicant's knowledge, the proposed development will comply with all applicable standards, ordinances and regulations, except the Applicant requests Board approval of (i) a modification of the transitional screening and a waiver of the barrier requirements, (ii) a modification of the trail requirements on Centreville Road, (iii) modifications to the interior parking lot landscaping and peripheral parking lot landscaping requirements, (iv) waiver of the minimum lot area requirements, (v) a waiver of the tree preservation target that will be required at the time of site plan review, and (vi) a waiver of the sidewalk requirements on West Ox Road. These waiver and modification requests are discussed in detail below and on the Special Exception Plat. The modifications will not have a deleterious effect on adjacent properties.

Special Exception Criteria

All special exception uses must satisfy the following general standards pursuant to Section 9-006 of the Zoning Ordinance in order for the Board of Supervisors to approve the application.

1. The proposed one story, 16,200 gross floor area use at the specified location shall be in harmony with the adopted comprehensive plan.

The subject property is planned as Residential/Neighborhood Retail. The proposed development will have the look of a residential building and fit in with the surrounding area. In addition, it will

provide an award winning day care facility to the families in the Herndon, Chantilly and Reston communities.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

Both the R-1 (Residential) and C-5 (Neighborhood Retail) zoning districts allow day care facilities through the approval of a Special Exception application.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan.

The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The proposed development will be architecturally compatible to the surrounding areas and will not hinder or discourage the development of adjacent properties.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

No additional right-of-way will be needed and existing sidewalks on West Ox Road and Centerville Road will remain to handle pedestrian traffic. Both West Ox Road and Centerville Road have capacity to safely handle the additional traffic due to the development. The Fairfax County Department of Transportation has determined that the proposed development does not require a Traffic Impact Analysis pursuant to VDOT's Chapter 527 requirements.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13 of the Zoning Ordinance.

The site is proposed to meet the 5% required interior parking lot landscape and the required tree coverage. Existing trees will be saved to the extent possible, supplemented by additional landscaping and screening within the 25' transitional screening area. Certain waivers and modifications are also requested as detailed below and on the Special Exception Plat.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

The overall open space provided is 45% which is much greater than that required per the split zoning of the property.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11 of the Zoning Ordinance.

Per Article 11, there are 33 parking spaces required and 40 spaces proposed. Drainage will be handled per the local requirements that state that less water will be released from the site than during the existing condition. All utilities needed for the proposed child care facility are located in the vicinity of the site.

8. Signs shall be regulated by the provisions of Article 12 of the Zoning Ordinance.

Building and monument signage will be in accordance with the provisions of Article 12 of the Zoning Ordinance.

Additional Special Exception Requirements for Child Care Centers and Nursery Schools Pursuant to Section 9-309 of the Zoning Ordinance

9-309.1 In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed

The proposed development will have a 10,100 SF playground on site. The outdoor recreation area is depicted on the Special Exception Plat. There will be no more than 60 children on the playground at any given time so each child will have well more than the mandated 100 SF of usable outdoor recreation area. Typically there will be 4 classes on the playground at one time, 2 in the 3-5 year old range and 2 in the 1-2 year old range. Depending on the classroom mix of those 4 classrooms between 40 and 60 children will be on the playground at one time.

9-309.2 All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility.

The proposed development is at the northwest corner of Centreville Road and West Ox Road. Centreville Road is classified as an Urban Minor Arterial road and West Old Ox Road is classified as an Urban Collector. The development is expected to generate a total of 923 total vehicle trips per day. Approximately 165 two-way vehicle trips during the weekday morning peak hour and approximately 169 two-way vehicle trips during the weekday evening peak hour.

9-309.3 All such uses shall be located so as to permit the pick-up and delivery of all persons on the site

The pickup and drop off of children at the proposed facility is accomplished by parent drop-off. Parents will park in the parking lot and escort their children into the building in the morning and park in the lot and pick up their children inside the building in the evening. The pickup and drop off times for each age level of child is over a two hour time frame as needed by the parent. This staggers the traffic into the site and allows for adequate parking for the parents and for safe circulation.

9-309.4 Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia

The Gardner School will be licensed and registered and in compliance with Chapter 30 of "The Code for Minimum Private School and Child Care Facility Standards" and Title 63.2, Chapter 17 of the Code of Virginia, "Licensure and Registration Procedures" at time of occupancy.

Waivers/Modifications Requested

1. Due to the unique nature of a split zoned site (C-5 and R-1), a waiver of the Minimum Lot Area is requested for the R-1 and C-5 Zoning Districts. The combined land area would meet the minimum area required in either district.
2. Waiver of Tree Preservation Target Requirement will be required at time of site plan review.
3. Due to the fact that adjacent sites do not have an 8' trail and that there is an existing 5' sidewalk on Centreville Road, InSite believes the existing conditions sufficiently service the pedestrians in the area. Therefore, InSite requests a modification to allow the existing 5' concrete sidewalk to remain.
4. Due to the site being constrained with stormwater and signal easements, a modification is requested to the Interior Parking Lot Landscaping Requirement to that which is shown on this Special Exception Plat. The modifications proposed will provide better planting areas that foster healthy trees and other vegetation.
5. InSite proposes to retain existing trees within the proposed buffer areas to the extent possible, and as part of the special exception and site plan approval processes, InSite will coordinate with the Urban Forester. Without knowing what will be ultimately required, InSite requests a Modification to the Transitional Screening Yard and Waiver of the Barrier Requirement in favor of that delineated on the Special Exception Plat, as may be revised during review.
6. Due to the fact that adjacent properties have only a 4' sidewalk, a waiver of the sidewalk requirement on West Ox Road is requested. InSite believes the existing 4' sidewalk along West Ox Road sufficiently services the pedestrians in the area. Also, retaining the existing walkway is appropriate because it is not adjacent to or connected with any trails. Requiring a wider sidewalk would further constrain the property, possibly reduce its land area and further limit the area available for landscaping.
7. **WAIVER OF ON-ROAD BIKE LANE, AND ASSOCIATED DEDICATION AND ROAD IMPROVEMENTS, DUE TO CONSTRAINTS TO PROPERTY AND FURTHER REDUCTION OF LAND AREA.**

Summary The proposed special exception application will allow the development of a high quality child care center and nursery school in conformance with the Comprehensive Plan. InSite respectfully requests favorable consideration by Staff, the Planning Commission and the Board of Supervisors.

LAND UNIT C

CHARACTER

Land Unit C consists of approximately 210 acres and is bounded on the east by Centreville Road; on the south and west by Horse Pen Run Stream Valley; and on the north and northwest by Frying Pan Branch Stream Valley (Figure 15). This land unit contains the stable, single-family, detached residential developments of Copper Crossing, Kings Grant, Mountain View and Rogers Farm. These residential developments are buffered by the Horse Pen Run Stream Valley which provides a natural transition to the non-residential uses to the north and west in Land Units A and D. Additional development along Centreville Road in Floris includes a small convenience store, a fire and rescue station and the Floris Elementary School. This land unit also contains several undeveloped parcels, generally located in the southern portion.

RECOMMENDATIONS

Land Use

1. This land unit is planned for single-family, detached residential use at 1-2 dwelling units per acre and public park except for Parcels 25-1((1))18E pt. and 26, which are planned for Public Facilities as shown on the Comprehensive Plan Map. Infill development in this stable residential area should be of a compatible use and type and at a density of .5-1 dwelling unit per acre, in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 12.
2. Any enhancement of retail uses in Floris should demonstrate that these changes will be beneficial to the community, accommodate the planned widening of Centreville Road and not adversely impact adjacent, stable residential communities. In general, new retail uses, or expansion of the area currently used for retail uses, is not recommended.

Heritage Resources

Development should be sensitive to the numerous recorded and unrecorded heritage resources associated with the community of Floris.

Parks and Recreation

1. The Frying Pan Branch and Horse Pen Run Stream Valleys should be dedicated to the Fairfax County Park Authority in accordance with the Stream Valley Policy and to further development of the Greenway system.
2. The athletic fields at Floris Elementary School should be upgraded to serve community needs.

Greenways/Trails

1. Stream Valley Trails through the Frying Pan Branch and Horse Pen Run EQCs along the northern and western boundaries of the land unit should be developed.



County of Fairfax, Virginia

MEMORANDUM

August 17, 2012

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HW*
Forest Conservation Branch, DPWES

SUBJECT: Gardner School, SE 2012-HM-009

RE: Request received August 16, 2012 for review of Special Exception

I have reviewed the above referenced Special Exception submission, consisting of a Special Exception Plat and a comments response letter, stamped as received by the Zoning Evaluation Division (ZED) on July 30, 2012. The following comments and recommendations are based on this review and a site visit conducted during review of the previous submission of this Special Exception.

- Comment:** A modification of the transitional screening requirement is requested to that shown on the Special Exception Plat. The SE application proposes the use of existing trees to partially satisfy the transitional screening requirements along the southern and western property boundaries. Portions of the tree canopy in these areas are from trees with trunks located off site or in areas that will be cleared for development. The plan is unclear regarding tree canopy to remain in screening yards following clearing and grading on the site.

Recommendation: A modification of transitional screening does not appear to be needed on this site. If adequate existing vegetation remains following clearing, proposed planting shown on the Conceptual Landscape Plan may be sufficient to meet requirements. If existing vegetation is not preserved to the extent needed to satisfy requirements when combined with proposed landscaping, then additional supplemental vegetation should be provided. To ensure that transitional screening requirements are adequately addressed make sufficient supplemental planting, as needed, a condition of approval of the SE application. Recommended condition language is as follows: "NOTWITHSTANDING PROPOSED PLANTING SHOWN ON THE SPECIAL EXCEPTION PLAT, TRANSITIONAL SCREENING REQUIREMENTS SHALL BE MET WITH EXISTING VEGETATION AND ADDITIONAL PLANTING TO MEET THE INTENT OF TRANSITIONAL SCREENING 1 ALONG THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES AS DETERMINED NECESSARY BY THE URBAN FOREST MANAGEMENT DIVISION."



accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- c) Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.
- d) Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.
- e) Root Pruning. The Applicant shall root prune after the tree preservation walk-through, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved





County of Fairfax, Virginia

MEMORANDUM

July 9, 2012

TO: Miriam H. Bader AICP, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II *HWH*
Forest Conservation Branch, DPWES

SUBJECT: Gardner School, SE 2012-HM-009

RE: Request received June 18, 2012 for review of Special Exception application

I have reviewed the above referenced Special Exception application, including a Statement of Justification and a Special Exception Plat, stamped as received by the Zoning Evaluation Division on April 9, 2012 and June 7, 2012, respectively. The following comments are based on this review and a site visit conducted on July 2, 2012.

1. **Comment:** The SE application proposes the use of existing trees to partially satisfy the transitional screening requirements along the southern and western property boundaries. Portions of the tree canopy in this area are from trees with trunks located off site. Other trees contributing to the tree canopy over the screening yards have trunks in areas that will be cleared for development. It is unclear where tree canopy will remain following clearing and grading on the site.

Recommendation: To ensure that transitional screening requirements are adequately addressed make sufficient supplemental planting a conditional of approval of the SE application. Recommended condition language is as follows: "NOTWITHSTANDING PROPOSED PLANTING SHOWN ON THE SPECIAL EXCEPTION PLAT, TRANSITIONAL SCREENING REQUIREMENTS SHALL BE MET WITH EXISTING VEGETATION AND ADDITIONAL PLANTING TO MEET THE INTENT OF TRANSITIONAL SCREENING 1 ALONG THE SOUTHERN AND WESTERN PROPERTY BOUNDARIES AS DETERMINED NECESSARY BY THE URBAN FOREST MANAGEMENT DIVISION."

2. **Comment:** Given tree conservation requirements for the site regarding transitional screening and overall tree canopy, Development Conditions concerning a Tree Preservation Plan and Narrative.



Recommendation: Make a recommendation of approval for the Special Exception contingent upon the following Development Conditions:

- a) Tree Preservation Plan. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent submissions of the site plan review process. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 10 inches in diameter and greater (measured at 4 1/2 -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located in the area to be left undisturbed and within 25 feet of the limits of clearing and grading, and in the disturbed area and within 10 feet of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-059. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, including but not limited to: crown pruning, root pruning along the limits of clearing (LOC), mulching, fertilization, installation of welded wire tree protection fencing and others as necessary, shall be included in the plan.
- b) Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting as part of the tree preservation plan. During the tree preservation walk-through meeting which shall occur prior to the commencement of construction, the Applicant's certified arborist or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated



understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- c) Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.
- d) Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.
- e) Root Pruning. The Applicant shall root prune after the tree preservation walk-through, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment



control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

f) Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

If there are any questions, please contact me at (703)324-1770.

HCW/
UFMD #: 171360

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: November 7, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-5(SE 2012-HM-009)

SUBJECT: SE 2012-HM-009; InSite Real Estate Investment Properties, L.L.C.
Land Identification Map: 25-1-01-0018F

This department has reviewed the SE plat, dated May 3, 2012, as revised through October 5, 2012. We have the following concerns and comments:

- FCDOT is concerned with the intensity of the proposed use and the onsite traffic circulation when the student enrollment nears maximum capacity. This concern was conveyed to the Applicant for consideration to reduce capacity. But the Applicant has retained the same number of students and employees as originally proposed, stating that the drop-offs, pick-ups, and staff trips will be staggered within a two-hour period in the AM and PM.
- Staff requested the Applicant analyze the level of service (LOS) of the intersection at West Ox Road and Centreville Road and the queue on West Ox Road. On September 24, the Applicant submitted a traffic assessment. Staff reviewed and found the analysis adequate. Following are the Applicant's findings:
 - The intersection of West Ox Road and Centreville Road currently operates at LOS C. The intersection is forecasted to remain at LOS C in the future with the inclusion of this Applicant's proposed use.
 - The forecasted eastbound queues on West Ox Road with this proposed use would result in a queue of 91 feet in the left turn lane and 84 feet in the through/right lane. Queuing would not block the proposed site entrance, causing significant impact on the surrounding local roadways.
- Per FCDOT staff's recommendation, the Applicant has provided the following:
 - Four feet dedication of the property's frontage along Centreville Road for the provision of a future bike lane.
 - ROW dedication of a five-foot sidewalk (upgrade from existing four feet), four-foot buffer strip, and one-foot clear zone along the property's frontage on West Ox Road.
 - Two inverted U-shape bicycle racks onsite by the proposed filterra #4.
 - The Applicant has proposed to extend the existing striping of the left turn lane for approximately 50 feet on eastbound West Ox Road, subject to VDOT approval.

Ms. Barbara Berlin, Director
November 7, 2012
Page 2 of 2

- The Applicant moved away two trees that were in conflict with the sight distance line.
- FCDOT would like to note that the proposed row of 16.5' by 9' parking spaces onsite is subject to approval by the Director of DPWES.
- Per VDOT's memo, the Applicant removed the proposed monument sign within the easement and agreed to install CG-12 ramps per ADA guidelines.

AKR/AY



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
COMMISSIONER

4975 Alliance Drive
Fairfax, VA 22030

July 20, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: SE 2012-HM-009; Gardner School

| |
|--|
| All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review. |
|--|

This office has reviewed the subject application and offers the following comments.

The proposed child care center will have a maximum enrollment of 206 students and is expected to generate 923 vehicles per day.

VDOT recommends on site circulation be revised to better accommodate queues during the a.m. and p.m. drop off and pick up.

The County should consider phasing the enrollment if the above is not addressed.



County of Fairfax, Virginia

MEMORANDUM

DATE: August 10, 2012

TO: Miriam Bader, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sharad Regmi, Senior Engineer III
Site Development and Inspections Division (SDID)
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application # SE 2012 HM 009; The Gardner School SE Plat dated May 3, 2012; Horsepen Creek Watershed; LDS Project # 492-ZONA-001-1; Tax Map #025-1-01-00-00418-F; Hunter Mill District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There are no Resource Protection Areas on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

There are downstream drainage complaints on file. Erosion complaints from Lot 83 (Tax map # 024-2-04-0083) and flooding complaints from Lot 17 (Tax Map # 025-1-01-0017) have been received in the past. More information on the complaints is available from the Maintenance & Stormwater Management Division (703-877-2800).

Stormwater Detention

Applicant is proposing an underground detention vault to meet the stormwater detention requirements. The location of the stormwater vault is shown on the plat. All underground chambers of the stormwater detention vault shall provide two or more access points, at least one of which shall be a 4' X 4' access door, double leaf, aluminum, BILCO Model JD-2AL H20 (areas subject to vehicle loads) or approved equal, for each major storage chamber or run of pipe for ventilation and cleaning, and be large enough to accommodate cleaning equipment.

Water Quality Control

Applicant is proposing four Filteras to meet the minimum PFM requirement of 40% phosphorus removal efficiency. Applicant needs to clearly show the location of the proposed Filteras on the SE plat.

Miriam Bader, Staff Coordinator

Special Exception Application # SE 2012 HM 009; The Gardner School; LDS Project # 492-ZONA-001-1

Page 2 of 2

Downstream Drainage System (Site Outfall)

An outfall narrative has been provided, however, applicant needs to demonstrate capacity (including the capacity of culverts) and non-erosive velocities of the downstream drainage system to the point at which the total drainage area is at least 100 times greater than the development site or to a floodplain that drains an area of at least 640 acres, whichever comes first (ZO 18-202.10F(2)).

Applicant needs to demonstrate on the plan that sheet flow outfall from the site will not cause any adverse impact to downstream properties (PFM 6-0202.6 and 6-0202.7) or impact the capacity and safety (spillway way design, free board) of the downstream detention pond. Also, applicant needs demonstrate that no existing structures will be flooded during 100-yr storm event within the extent of review of the site outfalls per PFM 6-0203.5.

Please contact me at 703-324-1720 if you require additional information

SR/

cc: Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Shahab Baig, Chief North Branch, SDID, DPWES
Zoning Application File






FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD 

DATE: July 20, 2012

SUBJECT: SE 2012-HM-009, The Gardner School (InSite Real Estate)
Tax Map Number: 25-1 ((1)) 18F

BACKGROUND

The Park Authority staff has reviewed the proposed Special Exception request (dated May 3, 2012) for the above referenced application. The Special Exception seeks to permit a 16,200 square feet preschool and child day care center on a 1.52-acre parcel split-zoned R-1/C-5 in the Hunter Mill Supervisory District. A 10,000 square foot play area adjacent to the single story preschool and child day care center is also proposed.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Dulles Suburban Center recommendations in the Area III Plan describe the importance of protecting and preserving natural resources, and identifying, studying, and protecting heritage resources. In addition, recommendations for the sub-unit containing this application site specifically cite the importance of new development being sensitive to unrecorded heritage resources (Area III, Dulles Suburban Center, Major Objectives, Environment and Heritage Resources, pp. 14; Land Unit C Recommendations, pp. 92).

Finally, text from the Upper Potomac chapter of the Great Parks, Great Communities Comprehensive Park System Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter recommendations include identifying and evaluating heritage resources prior to any proposed construction activity, and protecting natural resources.

ANALYSIS AND RECOMMENDATIONS

Natural Resources Impact:

The Park Authority owns and operates Frying Pan Farm Park and the Floris School Site within 500 feet of the applicant's property. All plant materials to be installed on the subject property should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland, due to the proximity of Park Authority property.

If there is a question as to whether a native species occurs in Fairfax County, the applicant should check the Digital Atlas of Virginia Flora at <http://vaplantatlas.org/> for clarification to identify native species within Fairfax County. A list of invasive plant species for the state of Virginia can be found at the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) website at http://www.dcr.virginia.gov/natural_heritage/documents/invlist.pdf. For a list of native plant species, see the section on the DNH website titled *Native Plants for Conservation, Restoration, and Landscaping* at http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml.

Cultural Resources Impact:

The parcel was subjected to archival cultural resources review. The parcel has moderate to high potential to contain Civil War or historical archaeological sites due to the proximity to other Civil War sites and location of other archaeological sites. The Park Authority recommends a Phase I archaeological survey. If significant sites are found, a Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, The Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- All plant materials to be installed on the subject property should be non-invasive.
- Conduct a Phase I archaeological survey with subsequent Phase II/III studies if warranted.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Jay Rauschenbach
DPZ Coordinator: Miriam Bader

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Charles Smith, Manager, Natural Resource Management and Protection Section
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: June 14, 2012

TO: Miriam Bader
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. SE 2012-HM-009
Tax Map No. 025-1- ((01)) – 0018F pt.

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Horsepen Run (A1) watershed. It would be sewered into the **Blue Plains** Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the **Blue Plains** Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in West Ox Road and approx. 110 feet from the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

| | Existing Use +Application | | Existing Use + Application +Previous Applications | | Existing Use + Application + Comp Plan | |
|---------------|------------------------------|--------|---|--------|--|--------|
| Sewer Network | Adeq. | Inadeq | Adeq. | Inadeq | Adeq. | Inadeq |
| Collector | X | | X | | X | |
| Submain | X | | X | | X | |
| Main/Trunk | X | | X | | X | |

- Other pertinent comments:

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes



APPENDIX 10

Special Exception Requirements and Other Zoning Ordinance Requirements

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-309 Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined

total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

| Number of Persons | Street Type |
|--------------------------|--------------------|
| 1-75 | Local |
| 76-660 | Collector |
| 660 or more | Arterial |

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VRC 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

| | | | |
|---------|---|---------|--|
| A&F | Agricultural & Forestal District | PDH | Planned Development Housing |
| ADU | Affordable Dwelling Unit | PFM | Public Facilities Manual |
| ARB | Architectural Review Board | PRC | Planned Residential Community |
| BMP | Best Management Practices | RC | Residential-Conservation |
| BOS | Board of Supervisors | RE | Residential Estate |
| BZA | Board of Zoning Appeals | RMA | Resource Management Area |
| COG | Council of Governments | RPA | Resource Protection Area |
| CBC | Community Business Center | RUP | Residential Use Permit |
| CDP | Conceptual Development Plan | RZ | Rezoning |
| CRD | Commercial Revitalization District | SE | Special Exception |
| DOT | Department of Transportation | SEA | Special Exception Amendment |
| DP | Development Plan | SP | Special Permit |
| DPWES | Department of Public Works and Environmental Services | TDM | Transportation Demand Management |
| DPZ | Department of Planning and Zoning | TMA | Transportation Management Association |
| DU/AC | Dwelling Units Per Acre | TSA | Transit Station Area |
| EQC | Environmental Quality Corridor | TSM | Transportation System Management |
| FAR | Floor Area Ratio | UP & DD | Utilities Planning and Design Division, DPWES |
| FDP | Final Development Plan | VC | Variance |
| GDP | Generalized Development Plan | VDOT | Virginia Dept. of Transportation |
| GFA | Gross Floor Area | VPD | Vehicles Per Day |
| HC | Highway Corridor Overlay District | VPH | Vehicles per Hour |
| HCD | Housing and Community Development | WMATA | Washington Metropolitan Area Transit Authority |
| LOS | Level of Service | WS | Water Supply Protection Overlay District |
| Non-RUP | Non-Residential Use Permit | ZAD | Zoning Administration Division, DPZ |
| OSDS | Office of Site Development Services, DPWES | ZED | Zoning Evaluation Division, DPZ |
| PCA | Proffered Condition Amendment | ZPRB | Zoning Permit Review Branch |
| PD | Planning Division | | |
| PDC | Planned Development Commercial | | |